1.

Date: May 10, 2006 Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearings Report Prepared by: Cindy Hom

Public Hearing: Yes __X__ No: _____

Notices Mailed On: 3/31/06 Published On: 3/30/06 Posted On: 3/31/06

TITLE:	**"S"ZONE APPROVAL NO. SZ 2005-12**
Proposal:	A request to construct a 5,994 square foot single story residence, detached second family unit, and various landscape amenities including a patio cover, in ground pool, and spa.
Location:	1000 Piedmont Road *(APN 88-44-099)*
RECOMMENDATION:	**Approve with conditions to City Council**
Applicant:	John Ha, 510 Lawrence Expressway, Sunnyvale, CA 94085
Property Owner:	Phung Nguyen and Trang Tran, 1671 Canyon View Dr. San Jose, CA 95132
Previous Action(s):	Tentative Map Approval
Environmental Info:	Categorically Exempt pursuant to section 15303 (a) of the California Environmental Quality Act (New construction or conversion of small structures, Single family home residence)
General Plan Designation:	"Hillside – Very Low Density"
Present Zoning:	Single Family Residential-Hillside" ("R1-H")
Existing Land Use:	Vacant
Agenda Sent To:	Applicant/property owner
Attachments:	Plans, Memo dated 4/24/06 from Milpitas Fire Department, April 12, 2006 Staff report.
PJ #:	3197

BACKGROUND

This item was continued to the May 10, 2006 Planning Commission meeting to address issues raised by during the Public Hearing on April 12, 2006 for the project.

A detailed staff report dated April 12, 2006 was provided to the Planning Commission and reviewed during its April 12th meeting. This application was submitted pursuant to Section 45

(Hillside Combining District) and Section 42 (Site and Architectural Review), of the Milpitas Zoning Ordinance for the construction of a new 5,994 square foot contemporary ranch style single story residence, a 809 square foot detached second family unit, and other various site and landscape amenities including an attached patio cover, in ground pool and spa, retaining wall, openwork iron fence and 43 new trees on a 1.68-acre triangular shaped parcel located on the northeast quadrant of the intersection at Piedmont Road and Landess Avenue. An aerial photo of the subject site is provided below:

The project was reviewed for conformance with the General Plan and Zoning Ordinance. As indicated in the staff report dated April 12, 2006, the project is consistent with the General Plan and complies with the Zoning Ordinance requirements for development in the hillside. The project encourages a housing type that meets the needs of individuals and families. As proposed, the project utilizes colors and materials that blend with the environment and preserves views of the hillside. The project also complies with the development standards for the R1-H (Single Family- Hillside) Zone and is demonstrated in Table 1 on the proceeding page:

TABLE 1

HILLSIDE ZONING STANDARDS & REQUIREMENTS			
	REQUIRED	**PROPOSED**	**COMPLIES**
BUILDING HEIGHT 17 WEST OF CRESTLINE 27' EAST OF CRESTLINE	 17' n/a	 17' n/a	✓
SETBACKS FRONT SIDE REAR	25' If avg. slopes is < 16%; otherwise 40' is required 40' 40'	25' 40' 40'	✓
SIZE OF MAIN RESIDENCE	6,000 sq. ft. maximum	5,994 sq. ft.	✓
IMPERVIOUS SURFACES	10% of total lot area or 8,000 SQ. FT.	7, 998 sq. ft.	✓
CRESTLINE ZONE OF PROTECTION (CZP)	No structure shall visually intrude into the CZP. Land within the CZP shall remain in a natural condition and structures, grading and non-native plant material are prohibited.	No structure in the CZP. Located approximately 6,000 away from the CZP.	✓
LOT AREA	None specified. The avg. land area/dwelling is based on the Slope Density Equation. The General Plan requires a density of 1 unit/10gross acres. However, lots that were created prior to the effective date the Hillside Ordinance was codified are exempt.	Not applicable. Lot is exempted per Section 45.03-7	✓

ISSUES

Planning Commission directed staff to respond to the Planning Commissioners' questions and issues raised by Steve Bunnell, a Milpitas resident. The following responses are outlined below:

Questions from the Planning Commission

Q: Is a retaining wall or fence being proposed along Piedmont Road street frontage?

A: A 5' openwork iron fence is proposed along Piedmont Road. A detail of the fence is provided on sheet A-3.2 of the plans forwarded to the Planning Commission on April 7, 2006.

Q: Does watering of construction areas twice daily include Piedmont Road and has the project taken account construction traffic impacts?

A: COA #13 is a standard condition of approval for projects that involve construction activities and is limited to the project site. As shown in the erosion control plan, sheet C-6, fiber rolls shall be installed around the perimeter of the site to prevent erosion and runoff from spilling onto public right-of-ways and receiving storm drain facilities. The erosion control plan also shows a designated area for construction entrance and a concrete wash out area. Therefore, mud will not be tracked offsite. Any stock piling of topsoil shall be done in conformance with the standard guidelines for stormwater and urban runoff pollution prevention. Therefore, any potential runoff or erosion onto Piedmont is mitigated and less than significant.

In review of the project, staff did not anticipate any traffic impacts on Piedmont Road because the site is large enough to accommodate construction and construction staging onsite. Currently, no on-street parking is allowed on Piedmont Road and the posted speed limit is 35mph.

Q: Is there a state law that restricts speed limits in construction zones or areas?

A: The City Attorney's Office found nothing in the California Codes *requiring* that a speed limit be reduced in a construction area, but there is certainly authority for a local agency to enforce stricter speed limits than those posted when entering a construction area or zone in the City.

The City Attorney's review of the Vehicle code indicated that the City does have the authority to authorize and enforce stricter speed limits within the City when there is any kind of construction activity. Per Section 21100(f) of the Vehicle Code, local authorities may adopt rules and regulations by ordinance or resolution that regulates traffic movement through construction areas. Furthermore, section 22362 of the Code makes it a violation of law to disobey posted signs identifying restricted areas and reducing the applicable speed limit. Under the statute, local agencies are indirectly granted authority to reduce the speed limit to as little as 25 mph in areas where employees or contractors of the agency are working.

Also, under section 42009, fines for violations in marked construction zones increase.

Q: Are there any permanent structures proposed over utility lines and over the new utility connection to city services?

A: No permanent structures are proposed over utility lines and facilities for water, sewer, and stormwater. As per COA # 23 and COA #24, the applicant must dedicate necessary public service utility easements. All onsite public utilities shall be protected in place and if necessary, relocated to the approval of the City Engineer. Through the building permit process staff will be able to review the site improvement plans and verify compliance with

this condition. Prior to COA #24 also further states no permanent structures shall be permitted within City easements to allow for access to facilities for maintenance and repair.

Q: Did the project consider the advantages of solar energy design?

A: The project proposal does not propose the use of solar energy designs.

Q: What does the City intend to do about the abandoned road and cul-de-sac?

A: City has no plan to abandon the Old Piedmont Road and cul-de-sac. Proposals to abandon any public roadway or easement would require City Council approval and subject to notification of adjacent property owners, public utility companies and a public hearing.

In the past, numerous complaints were received for nuisances including illegal dumping, graffiti, and the gathering of people on the cul-de-sac. To alleviate this problem, the City coordinated with the San Jose Fire Department and installed a gate to prohibit general public access to the cul-de-sac area. San Jose Fire Department was provided a key to unlock the gate and is able to utilize the cul-de-sac for fire turn around. Currently, City's Public Works Department is looking into this matters relating to the maintenance of the cul-de-sac and will provide the Planning Commission with an update in the near future. Portion of Old Piedmont Road, including the entire cul-de-sac is a City owned facility. As proposed, the subject development does not obtain access from this roadway. Old Piedmont Road and the cul-de-sac is not part of the project area and should be separate from this reivew.

Q: Are the proposed trees fire resistant?

A: The proposed trees are consistent with City Council Resolution 6066 in terms of plant species and spacing. Landscaping includes drought tolerant species and does not mix ground cover and shrubs directly beneath tree canopies. The proposed landscaping are arranged in clusters and spaced apart to provide adequate access to routinely remove dead wood and planted an acceptable distance away from combustible structures.

Questions from Steve Bunnell

Q: Did Shapell ever intend to build on this site since they assigned lot numbers to the parcel? If so did the former City Council decisions or the Planning Division deny building on this lot for any reason? Also another owner possessed the land before the current owners. Did the former owner ever try to develop the property?

A: The Final Map and review of the planning files and Planning Commission minutes showed no evidence of any restrictions of development on this lot. The reasons why previous owners never developed this site are unknown and not relevant to the project currently under review. This parcel is a legal lot of record and can be develop pursuant to the Milpitas Zoning Ordinance.

Q: The Association of Bay Area Governments (ABAG) GIS Earthquake Fault Zone Map shows the Hayward Fault to be right in the center of the property. I understand that the City of Milpitas did a site study from the mid 1980's for their survey. Their survey showed the Hayward Fault around 850 feet east of the property and the Crosley Fault nearby. The ABAG site has a disclaimer that reads fault information in these digital files is not

sufficient to serve as a substitute for the geological but I would appreciate a more up to date seismic study of this property.

A: As required by the Milpitas Zoning Ordinance and General Plan, a geological and geotechnical study was conducted in June and July of 2005 and provides a current seismic study of this property. The scope of the geological and geotechnical investigation prepared by Billy Lin and Associates included:

a. Review available published and unpublished geological, seismic, and geotechnical information on file with the U.S. Geological Survey, The California Geological Survey as well as other reports as recent as 2005.

b. Perform site reconnaissance and geologic mapping

c. Perform surface exploration to detect possible presence of fault traces within and around the proposed building envelope.

d. Perform subsurface exploration to evaluate the subsurface geotechnical conditions at the project site

e. Perform laboratory testing appropriate to the investigation

f. Perform engineering analysis, including slope stability analysis, and evaluate the resulting field data.

The project site is located within the State of California Special Study Zone, which is an official map prepared by the California Division of Mines and Geology. As noted in the Geological and Geotechnical Report as well as the staff report, the Hayward Fault is mapped approximately 2,800 feet northeast of the project site. Two fault traces associated with the Hayward fault is the Crosley and Berryessa Faults. The Crosley Fault is located close to and along the northeastern property boundary and the Berryessa Fault is mapped approximately 900 feet northeast of the site. As per COA # 10, the site will be developed in accordance with the recommendations and design considerations contained in the Geological and Geotechnical Report dated September 11, 2005 by Billy Lin and Associates as well as the peer review recommendations prepared by Geotechnical Engineers Incorporated.

Q: When I review the plans last Friday I was told that the land was not in a slide area. Staff said that slippage in the hillside was missing the property and I believe arching just north of the property. I can't understand why this lot would be the only one in the area not on the move. The Lee's Orchard development to the north has had hillside slippage problems for years as have the San Jose land to the South. I took a picture for you to review of the court just above the property. The picture clearly shows slippage heading directly through the property. One other major problem that happened near the area was the replacement of a 300ft. huge water transmission main that was in danger of failure due to hillside slippage.

A: As noted in the Geological and Geotechnical report dated September 11, 2005 and April 12, 2006 staff report, the property is within proximity of the Berryessa Creek Landslide Complex which includes the Northern Young Landslide which is located approximately 250 feet north from the northern end of the project site and slips to the northwest, away from the site. The Adjacent Hillside Landslide is located to the east and slips to the west. The Old

Piedmont Road Landslide is located to the south and moves southwesterly, away from the project site.

Regarding the visible "cracking" on the surface of the cul-de-sac, it is not caused by differential settlement of the underlying soils or by the Crosley Fault thrust movement. Exploratory borings show that the pavement is supported on moderately compacted structural fill to a depth of about 4 feet, followed by very stiff to hard silty clay soils. The minor and moderate cracks observed on Piedmont Road next to the northwest end of the property appear to be the result of one or more following causes: 1) the settlement of fill underlying this portion of the street and 2) slow rate of movement of the adjacent deep-seated complex landslide that moves to the west.

The report further indicated that no active slide is observed within the project site. As conditioned no habitable structures shall be located within 50 feet from the Crosley Fault and 75 feet from the Landslide Toe. The construction of the home must also comply with the recommendations and design considerations specified in the Geological and Geotechnical as well as the recommendations made from Geotechnical Engineers Incorporated who conducted the peer review of the report for the City.

Q: The court I mentioned is located at one corner of the property. During the title search I noticed that the City of Milpitas ownership and an easement to part of the court. I want to be sure the City of Milpitas does not ever release the easement. The court is critical for Fire Engines to be able to turn around on Old Piedmont Rd. I understand that the City of San Jose owns Old Piedmont but as a good neighbor and for safety reason the court should always remain in tact. Also the City should retain utility easement right on our abandon section of Old Piedmont to the east of the property.

A: City has no plan to abandon the Old Piedmont Road and cul-de-sac. Any proposal to abandon any public roadway or easement would be subject to notification of adjacent property owners, public utility companies and a public hearing.

Q: I snapped a picture of the lot showing just how high the lot sits in relation to the curb along Piedmont Road. The lot is at least five feet higher than the curb. With a 17ft. high home it will stand just as high as the two-story home. I understand that all home built along the scenic corridor must be single story but with the height of the lot it will be seen like a two-story home.

A: As proposed, the single story home is situated on the relative flat part of the parcel which not only minimizes grading but also preserves the vista of the hillside. The proposed home complies with the required 17 feet height limitation. The home will not appear like a two story home because there is no second floor nor does the proposed home propose any steep rooflines or architectural feature that would give an appearance of a second story.

Q: The plan only calls for one Fire Hydrant installed. The nearest Fire Hydrant is 1000 feet north of the hydrant that is to be installed. Staff informed me that the 300 feet is recommended for hydrant spacing. If this project gets approved I would put into the stipulation that the homebuilder install two hydrants along their property front and use the utility easement to install one on the court above.

A: Per the Milpitas Municipal Code V-300-2.1.24, any dwelling located more than 500 feet from a hydrant is considered to be without adequate piped water supply for fire protection. Under the noted Municipal Code Section, a minimum of 200 gallons per minute for 20 minutes is required. As a conditioned, the applicant is required to install one new public fire hydrant which provides estimated 1,500 gallons per minute to as much as 3,000 gallons per minute which exceeds the minimum 200 gallon per minute that is required. Considering no access will be taken from the cul-de-sac and the home has a fire sprinkler system, an additional hydrant on the court and a second hydrant along Piedmont Road above would be unnecessary.

RECOMMENDATION

Recommend approval to the City Council based on the findings and subject to the conditions listed below.

FINDINGS

1. The project complies with the relevant sections of the City's General Plan and Zoning Ordinance.
2. The proposed residence is of an attractive design using appropriate colors and materials that complement the surrounding neighborhood and Hillside area.
3. The project is Categorically Exempt from the requirements of the California Environmental Quality Act *(CEQA)* inasmuch as it meets the definition of Class 3 Exemption *(i.e. new construction of small structures—specifically, construction of up to three single-family residences in urbanized areas).*

SPECIAL CONDITIONS

1. This approval is for the development of a 5,994 square foot single-family residence, detached second family unit, and various landscape amenities as shown on approved plans dated April 12, 2006 and as modified by these conditions of approval. Any modification shall be submitted pursuant to Section 42 for Planning Commission review and approval. (P)
2. Prior to any tree removal, the applicant shall obtain a tree removal permit from the City Parks and Facilities Department. (P) (PW)
3. Prior to any demolition or grading permit issuance, the applicant shall submit to the Planning Division a tree protection plan prepared by an arborist, addressing protective measures for the existing trees to be retained on the developed site. (P) (PW)
4. Prior to any demolition or grading permit issuance, the applicant shall obtain tree removal permits as required. (P) (PW)
5. Applicant shall screen all ground utilities (backflow preventers) and necessary fire equipment (as per Fire Department Standards). (P)

6. The building height shall not exceed 17 feet for the residence and any accessory structures and buildings as measured from the lowest finished grade to the highest ridgeline of the building, per the City of Milpitas Hillside Ordinance. (P)
7. Impervious surface area shall not exceed 10% of the lot area or a maximum of 8,000 square feet, per the City of Milpitas Hillside Ordinance. (P)
8. Prior to building permit issuance, the applicant shall include calculations with the building permit plans that demonstrate the openwork type fence provides the required 75% transparency. (P)
9. No structures of human occupancy should be constructed within 50 feet of the Crosley Fault and within 75 feet of the Landslide Toe. Construction drawings shall clearly show the Crosley Fault setback and the Landslide setback. (P)
10. The applicant shall comply with the findings and recommendations prepared by Billy Lin and Associates, contained in the geotechnical reports, dated September 11, 2005 and the addendum prepared by GEI dated February 13, 2006 to ensure compliance with this mitigation. The applicant shall also submit a letter from a licensed geotechnical engineer at Billy Lin and Associates certifying that all of their recommendations have been incorporated into the submitted building or grading plans prior to issuance of any grading or building permit. Additionally, prior to obtaining a final, a certificate of occupancy, or any occupancy for the building, the applicant shall submit a letter from a licensed geotechnical engineer at Billy Lin and Associates certifying that all of their recommendations have been satisfied. (P) (E) (B)
11. The applicant shall submit a grading plan to the Planning staff showing that the overall height, grade, cut and fill slopes are developed in conformance with the recommendations from the Geological and Geotechnical Report dated September 11, 2005 and the addendum dated February 13, 2003. (P)
12. The applicant shall record with the Santa Clara County Recorders office a hold harmless agreement with the deed for the property disclosing that the site is located within an ancient landslide area, which may have higher than normal potential landslides. This agreement would hold harmless the City from future landslides resulting from development of a site within an ancient landslide area. The City Attorney shall draft said agreement. (P)
13. The applicant shall submit an erosion control plan to the approval of the Planning Division. Erosion control measures shall be in place prior to the start of any work and maintained until the completion of construction. (P)
14. During all construction activities on-site, the project applicant/developer shall adhere to the following Best Management Practices as suggested by BAAQMD:
    a. Watering all active construction areas twice daily and mover often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
    b. Cover all trucks hauling soil, sand, and other loose material or require all truck to maintain at least 2 feet freeboard level within their truck beds.

c. Pave, apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site. (P)

15. Prior to certificate of occupancy all landscaping shall be installed. (P)
16. The applicant shall clarify on the building permit plans that pervious concrete is to be used for the construction of the driveway and walkways. (P)
17. If at the time of application for permit there is a project job account past due balance to the City for recovery of review fees, review of permit will not be initiated until the balance is paid in full. (P)
18. Public easement should be clearly marked. There should be no private plantings or irrigation around public tree plantings. (PW)
19. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
20. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
21. At the time of building permit plan check submittal the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall include offsite tributary drainage areas currently draining to this site via existing cul-de-sac and analyze the existing and ultimate conditions and facilities. The subject study shall recommend adequate drainage facilities to properly accept and convey drainage flows. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to building permit issuance. (E)
22. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along Piedmont Road including but not limited to new curb and gutter, pavement, street lights, fire hydrants, water and sewer main line extension to serve the development, storm drain, sewer and water services. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. (E)

23. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, water, sewer, and storm drain connection fees, plan check and inspection deposit. These fees are collected as part of the secured public improvement agreement. (E)
24. Prior to any building permit issuance developer shall dedicate necessary public service utility easements, as shown on the Engineering Services "S" dated 3/9/2006. (E)
25. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
26. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
27. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
28. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:

    A) Storm water connection fee of **$3594**, water connection fee of **$1910**, sewer connection fee of **$1908** and wastewater treatment plant fee of **$880**.

    B) Water Service Agreement(s) for water meter(s) and detector check(s).

    C) Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

    Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)
29. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
30. It is the responsibility of the developer to obtain any necessary encroachment permits or approvals from affected agencies and private parties, including but limited to the State of California Department of Water Resources (DWR). Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
31. Apply applicable Guidelines for New Developments and Hillside Landscaping Water Conservation Policy (Resolution # 6066). (E)

32. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)

33. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)

34. At the time of building plan check submittal, the developer shall incorporate the changes shown on Engineering Services Exhibit "S"(dated 3/9/2006) in the design plans and submit three sets of civil engineering drawings showing all proposed utilities and public improvements to the Land Development Engineer for plan check. (E)

(P) = Planning Division; (E) = Engineering Division

PHUNG RESIDENCE

1000 PIEDMONT ROAD
MILPITAS, CALIFORNIA 95035

OWNER:
PHUNG NGUYEN
1671 CANYON VIEW DR.
SAN JOSE, CA 95132
TEL: (408) 926-1625

ARCHITECT:
JOHN HA, AIA
510 LAWRENCE EXPRESSWAY
SUITE #105
SUNNYVALE, CA 94085
TEL: (408) 245-0991
FAX: (408) 245-0319

CIVIL ENGINEER:
SMP COMPANY
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (408) 472-5062
FAX: (408) 287-8630

SOIL ENGINEER:
ALLIANCE ENVIRONMENTAL & SOIL ENGINEERING
1400 COLEMAN AVE, # C16F
SANTA CLARA, CA 95050
TEL: (408) 970-8685

PROJECT DESCRIPTIONS

EXISTING IS A HILLSIDE LOT. THIS PROJECT IS TO PROPOSE A SINGLE STORY RESIDENCE WITH A SECOND FAMILY UNIT.

NOTES

* FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN CONFORMANCE WITH THE CFC SECTION 8704.
* COMBUSTIBLE CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE APPARATUS ACCESS ROADS ARE INSTALLED AND WATER MAINS AND HYDRANTS ARE OPERATIONAL. CFC SECTIONS 8704.2 AND 8704.3.
* PROVIDE ADEQUATE CLEARANCE OF BRUSH AND VEGETATIVE GROWTH. CFC SECTION 1103.2.4.
* PROVIDE A TELEPHONE PRIOR TO CONSTRUCTION. CFC SECTION 8704.1.

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES AND NOTIFY THE ARCHITECT PRIOR TO GIVE PROPOSAL AND COMMENCING THEIR WORK.

THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.

NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.

THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH COVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODE (UBC), UNIFORM MECHANICAL CODE (UMC), NATIONAL ELECTRICAL CODE (NEC), NATIONAL PLUMBING CODE (NPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.

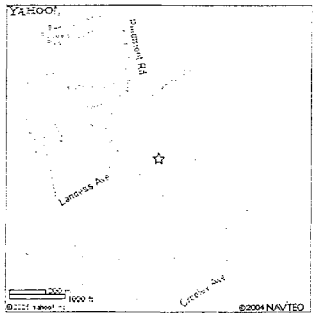
THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.

ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.

ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

LOCATION MAP



LOT COVERAGE CALC.

SITE ACRES:	1.68 AC.
SITE AREA:	73,181 SF.
IMPERVIOUS SURFACE AREA:	7,998 SF.
PERCENTAGE OF LOT:	10.93%
MAIN BUILDING AREA:	5,994 SF.
PERCENTAGE OF LOT:	8.19%
2ND FAMILY UNIT: △	809 SF.
PERCENTAGE OF LOT:	1.10%
REAR PATIO AREA:	470 SF.
PERCENTAGE OF LOT:	0.64%
ENTRANCE:	180 SF.
PERCENTAGE OF LOT:	0.25%
FUTURE SWIMMING POOL:	545 SF.
PERCENTAGE OF LOT:	0.74%
LANDSCAPE:	65,183 SF.
PERCENTAGE:	89.07%

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PLANNING DIVISION

TABULATION

APN NUMBER:	088-44-099
TOTAL ALLOWABLE FLOOR AREA:	6,000 SF
PROPOSED GARAGE AREA:	1,040 SF
PROPOSED FIRST FLOOR AREA:	4,954 SF.
TOTAL FLOOR AREA:	5,994 SF.
TOTAL F.A.R:	8.19%
PROPOSED HEIGHT:	17'-0"
MAXIMUM HEIGHT ALLOWED:	17'-0"

DRAWING INDEX

ARCHITECTURAL

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Innovative Design Architecture, Inc.
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OWNER:
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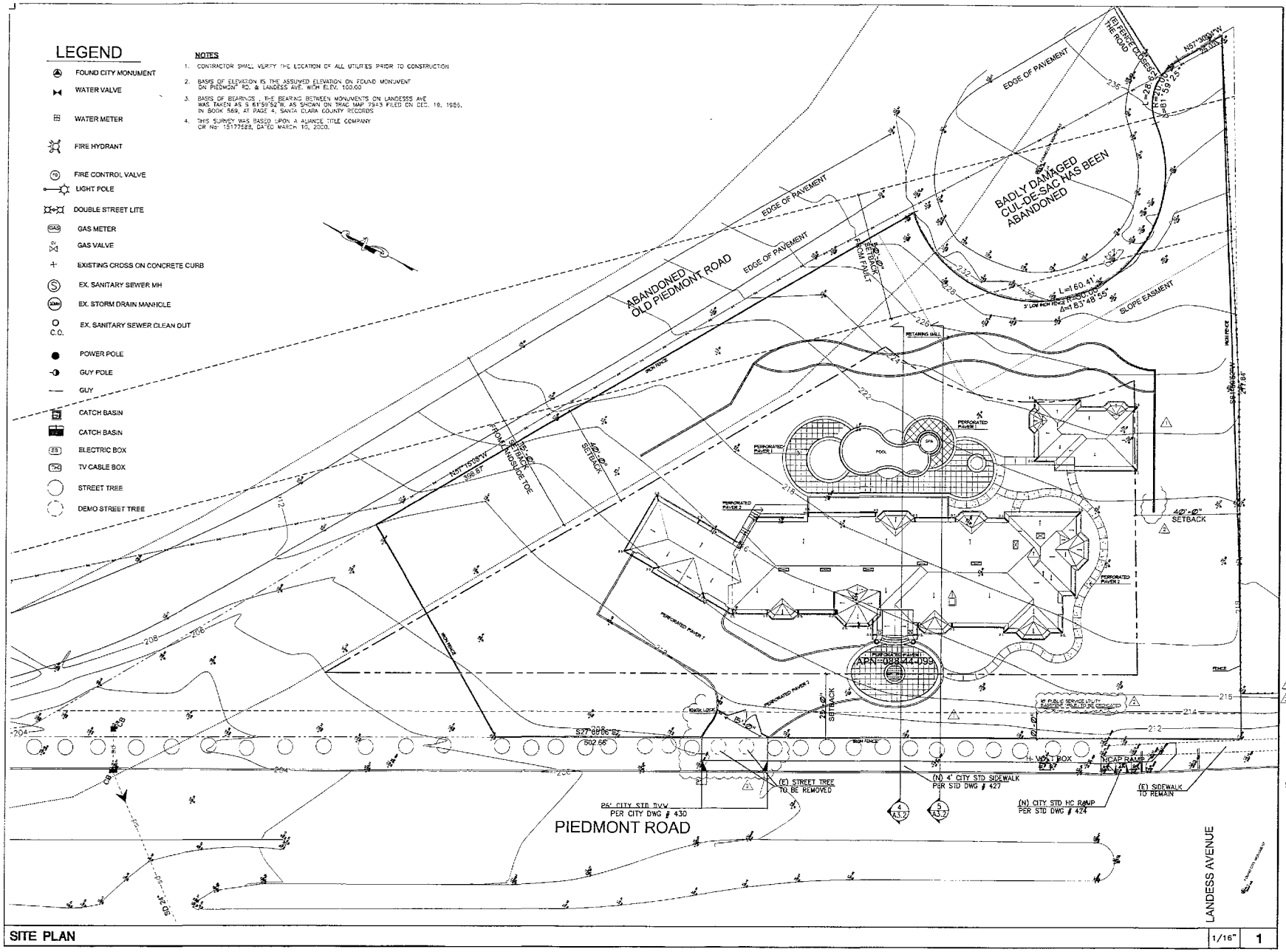
1671 CANYON VIEW DR.
SAN JOSE, CA 95132
408-926-1625

PHUNG RESIDENCE
1000 PIEDMONT ROAD
MILPITAS, CA 95035

REVISIONS:
△ PLANNING REVISION 11-02-05
△ PLANNING REVISION 02-03-06

SHEET TITLE:

DATE: SEPT. 13, 2005
PROJECT NO.: 05-813
SCALE: -
DRAWN: JH/JU
SHEET: A-0
OF SHEETS



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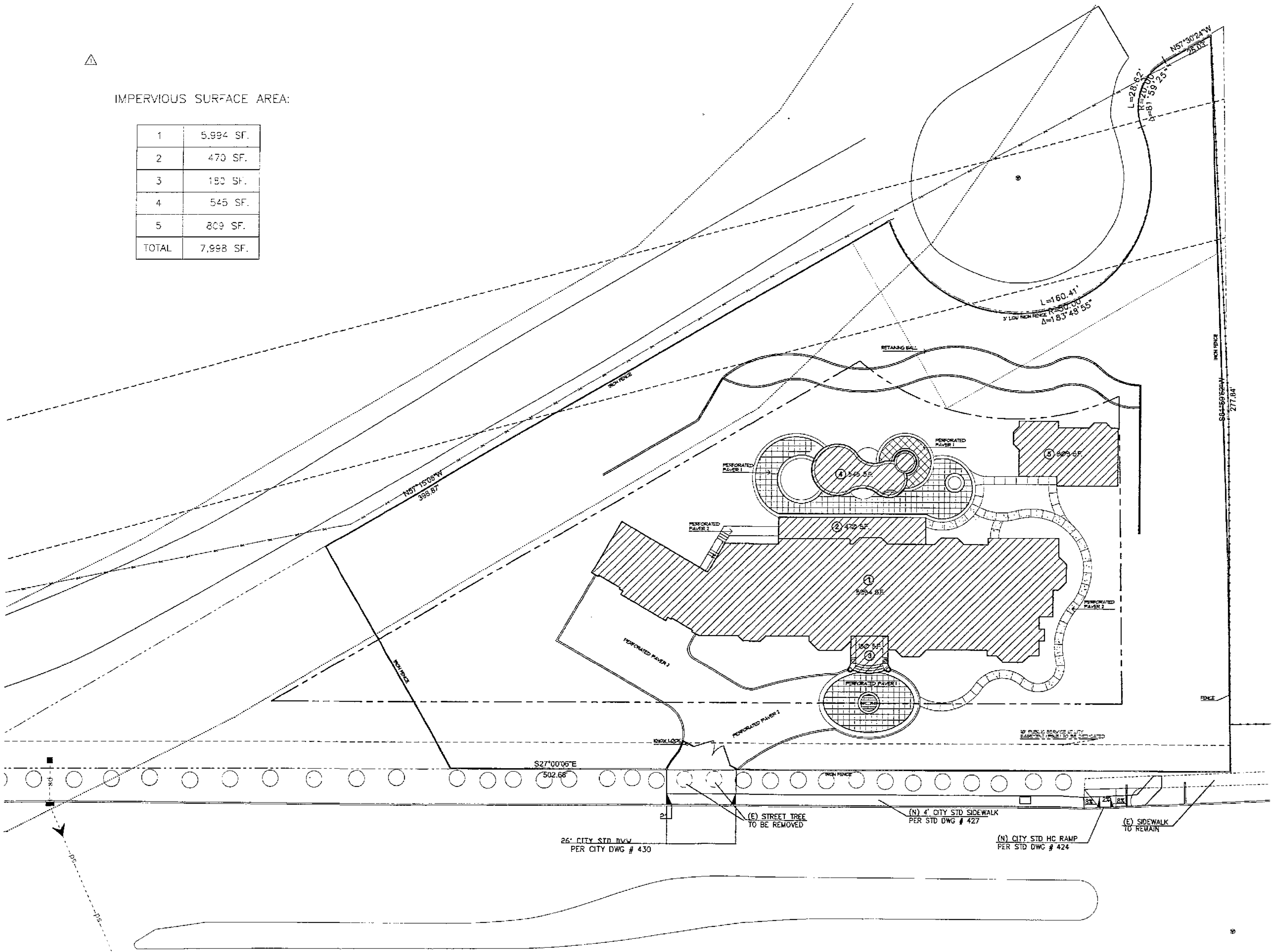
REVISIONS:
PLANNING REVISION 11-03-05
PLANNING REVISION 02-03-06

SHEET TITLE:
SITE PLAN

DATE: SEPT. 13, 2005
PROJECT NO.: 05-813
SCALE: -
DRAWN: JH/DU
SHEET: A-1
OF SHEETS

IMPERVIOUS SURFACE AREA:

1	5,994 SF.
2	470 SF.
3	180 SF.
4	545 SF.
5	809 SF.
TOTAL	7,998 SF.



IMPERVIOUS SURFACE CALCULATION

1/16" | 1

IDA

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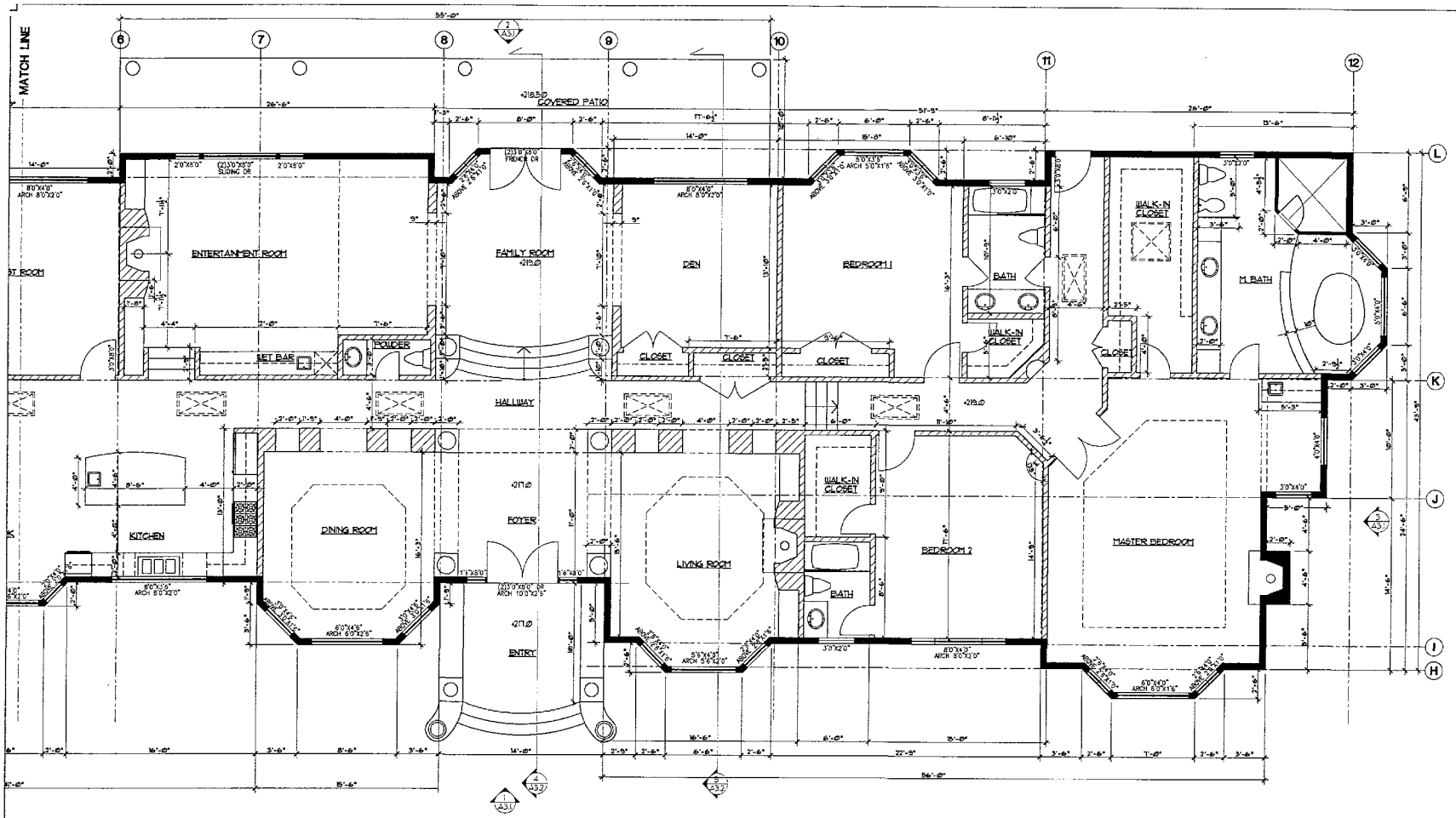
REVISIONS:
1 PLANNING REVISION 11-09-05

SHEET TITLE:
IMPERVIOUS SURFACE CALCULATION

DATE	PROJECT NO.
SEPT. 13, 2005	05-073
SCALE	DRAWN
-	JH/JW

SHEET
A-1.1
OF SHEETS



LEGEND :

- WINDOWS
- 2X4 or 2x6 WOOD STUDS @16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES USE W/R GREEN GYP. BD. @ WET WALLS (CDX PLYWOOD OVER STUD @ SHEAR WALLS) S.S.D.
- 2X4 OR 2X6 WOOD STUDS @16" O.C. WITH 1/2" THK. GYP. BD. ON INTERIOR SIDE, 7/8" CEMENT PLASTER OVER 2 LAYER GRADE "D" PAPER LATH OR WOOD SIDING OVER 15# BLDG. PAPER OVER 1/2" CDX PLYWOOD EXTERIOR SIDE PAINTED. (SEE ELEVATIONS FOR EXTERIOR FINISH)
- 2X4 OR 2X6 WOOD STUDS @16" O.C. WITH 5/8" TYPE "X" GYP. BD. ON BOTH SIDES. (1/2" CDX PLYWOOD OVER STUD @ SHEAR WALLS)

* PROVIDE 2X6 @ ALL PLUMBING WALL LOAD BEARING WALL AS INDICATED ON STRUCT. DWG.

* TYPICAL ALL PLUMBING WALLS BEARING WALLS AND WALL EXCEED 10'-0" HIGH SHALL BE 2X6 STUDS @ 16" O.C.

NOTES:

1. PROVIDE 5/8" TYPE "X" GYP. BD. @ ALL WALLS AND CEILING IN STORAGE RM UNDER STAIR
2. PROVIDE W/R GREEN GYP. BD. @ AROUND SHOWER, TUBS PER UBC CHATER 25
3. FURNACE COMBUSTION AIR TO COMPLY WITH 602 UMC
4. WATER HEATER / FURNACE SHOULD BE STRAPPED & RAISED +18" OFF THE FLOOR PER UPC / UMC
5. THE CEILING IN GARAGE AND FURNACE AND FLUES SHALL COMPLY WITH UBC CHAPTER 3
6. VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH UBC CHAPTER 3
7. ALL ESCAPE WINDOWS TO COMPLY UBC 310.4
8. EXTERIOR CONCRETE LANDING TO COMPLY UBC 1902
9. ATTIC VENTILATION TO COMPLY UBC 1505
10. CRAWL SPACE VENTILATION TO COMPLY UBC 2317.7
11. FIRE PLACE TO COMPLY ICBO #3507 FM
12. ALL BATH ROOM LIGHTS SHALL BE FLUORECENT LIGHTS.
13. ALL SHOWER OR TUB CLASS DOOR SHALL BE TEMPERED GLASS.

All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue they shall have a finished sill height not more than 44 inches above the floor.

FLOOR PLAN PART 1

1/4" 1

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PHUNG RESIDENCE

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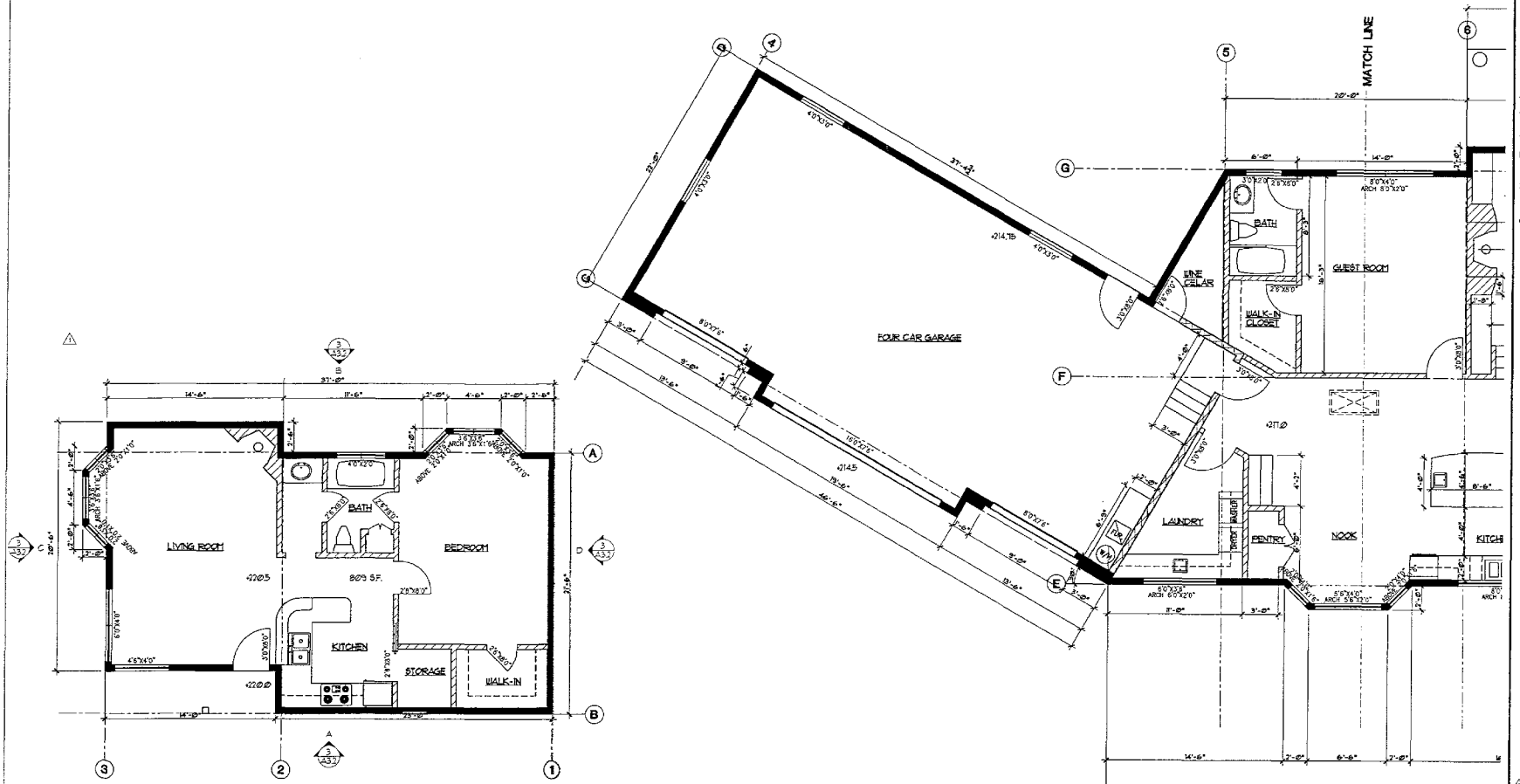
REVISIONS:

SHEET TITLE:
FLOOR PLAN 1

DATE: SEPT. 13, 2005
PROJECT NO.: 05-813
SCALE: -
DRAWN: JH/JU
SHEET: A-2.1
OF SHEETS



LEGEND :

WINDOWS

2X4 or 2X6 WOOD STUDS @16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES USE W/R GREEN GYP. BD. @ WET WALLS (CDX PLYWOOD OVER STUD @ SHEAR WALLS) S.S.D.

2X4 OR 2X6 WOOD STUDS @16" O.C. WITH 1/2" THK. GYP. BD. ON INTERIOR SIDE. 7/8" CEMENT PLASTER OVER 2 LAYER GRADE "D" PAPER LATH OR WOOD SIDING OVER 15# BLDG. PAPER OVER 1/2" CDX PLYWOOD EXTERIOR SIDE PAINTED. (SEE ELEVATIONS FOR EXTERIOR FINISH)

2X4 OR 2X6 WOOD STUDS @16" O.C. WITH 5/8" TYPE "X" GYP. BD ON BOTH SIDES. (1/2" CDX PLYWOOD OVER STUD @ SHEAR WALLS)

* PROVIDE 2X6 @ ALL PLUMBING WALL LOAD BEARING WALL AS INDICATED ON STRUCT. DWG.

* TYPICAL ALL PLUMBING WALLS BEARING WALLS AND WALL EXCEED 10'-0" HIGH SHALL BE 2X6 STUDS @ 16" O.C.

NOTES:

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2. PROVIDE W/R GREEN GYP. BD. @ AROUND SHOWER, TUBS PER UBC CHATER 25
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FLOOR PLAN PART 2

1/4" | 1

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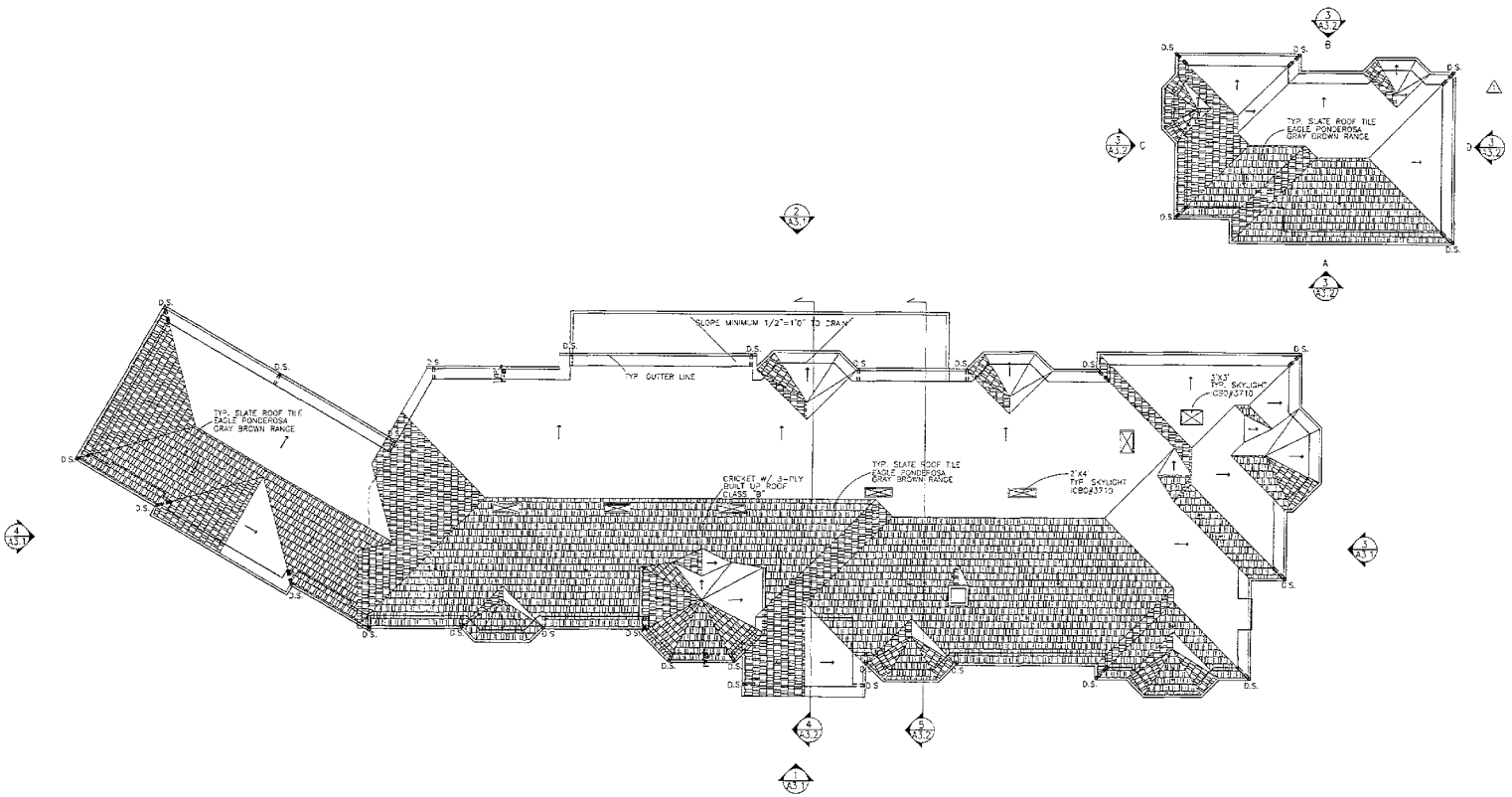
REVISIONS:
1 PLANNING REVISION 11-03-05

SHEET TITLE:
FLOOR PLAN 2

DATE: SEPT. 13, 2005
PROJECT NO. 05-875
SCALE: -
DRAWN: JH/JU
SHEET
A-2.2
OF SHEETS



ROOF PLAN

1/8" | 1

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PHUNG RESIDENCE

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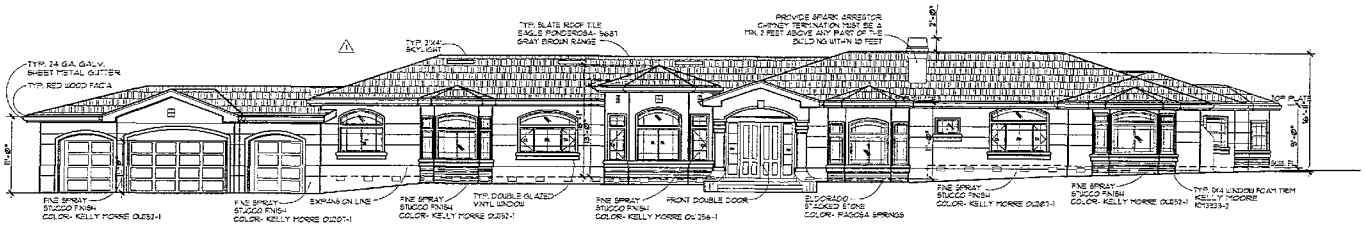
MILPITAS, CA 95035

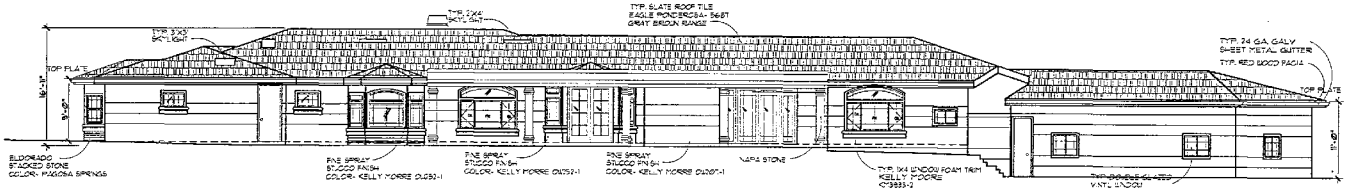
REVISIONS:
△ PLANNING REVISION 11-09-05

SHEET TITLE:
ROOF PLAN

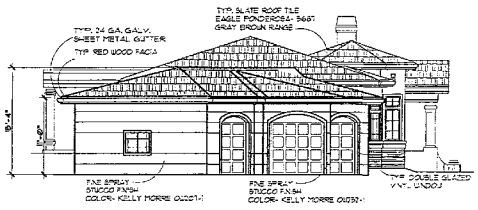
DATE: SEPT. 13, 2005
PROJECT NO.: 05-813
SCALE: -
DRAWN: JH/JU
SHEET: A-2.3
OF SHEETS



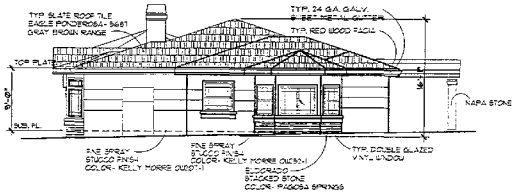
FRONT ELEVATION | 1/8" | 1



FRONT ELEVATION | 1/8" | 2



LEFT ELEVATION | 1/8" | 4



RIGHT ELEVATION | 1/8" | 3

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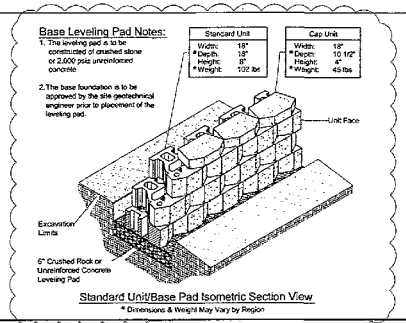
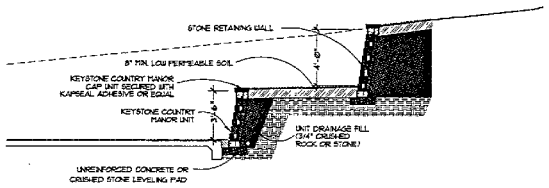
MILPITAS, CA 95035

REVISIONS:
1 PLANNING REVISION 1-09-05
2 PLANNING REVISION 02-03-06

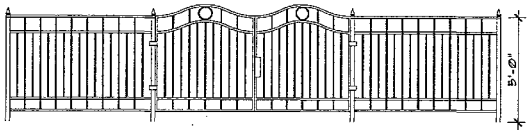
SHEET TITLE:
ELEVATIONS

DATE: SEPT. 13, 2005
PROJECT NO.: 05-873
SCALE: -
DRAWN: JH/XU
SHEET: A-3.1
OF SHEETS

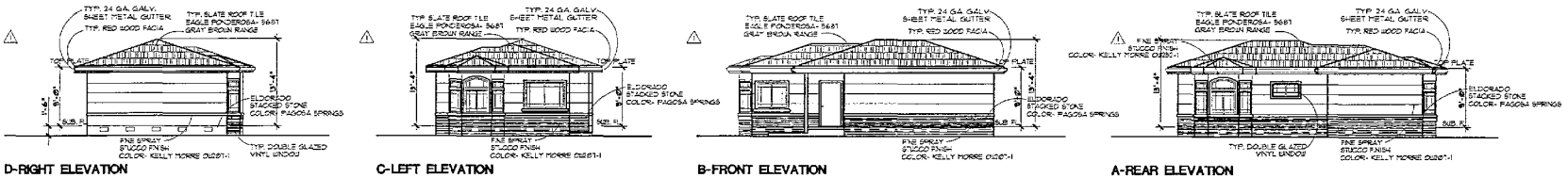




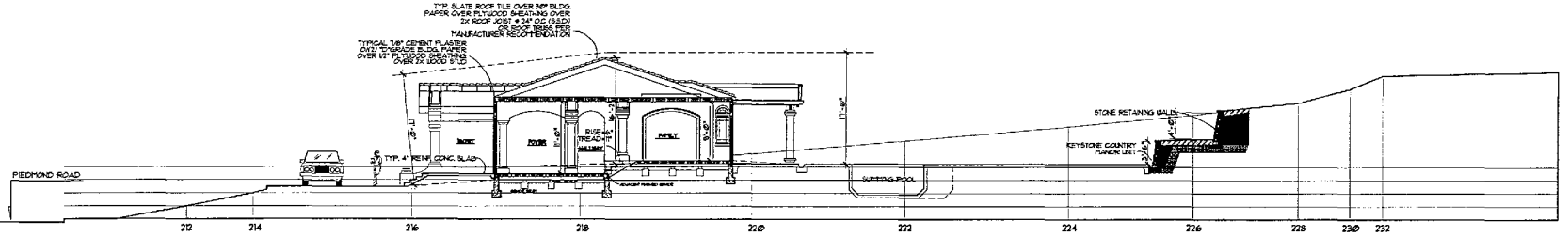
ENLARGED STEP RETAINING WALL AND ISOMETRIC VIEW | 1/4" | 2



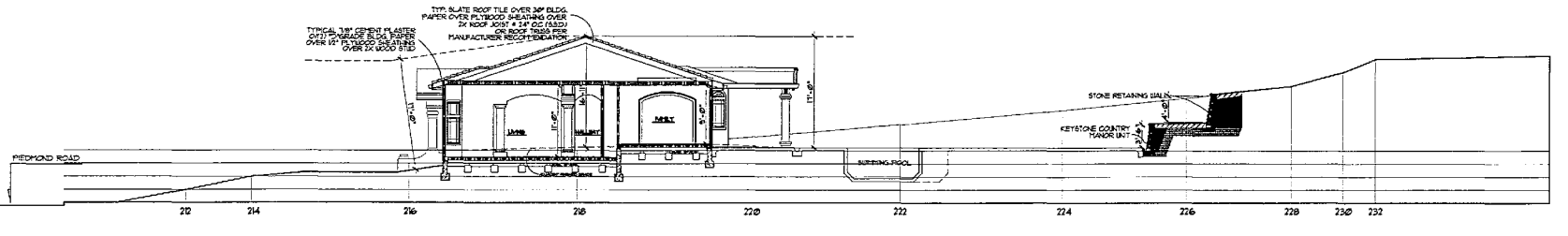
IRON FENCE AND GATE | 3/8" | 1



SECOND FAMILY HOUSE ELEVATIONS | 1/8" | 3



ROOF CROSS SECTION | 1/8" | 4



ROOF CROSS SECTION | 1/8" | 5

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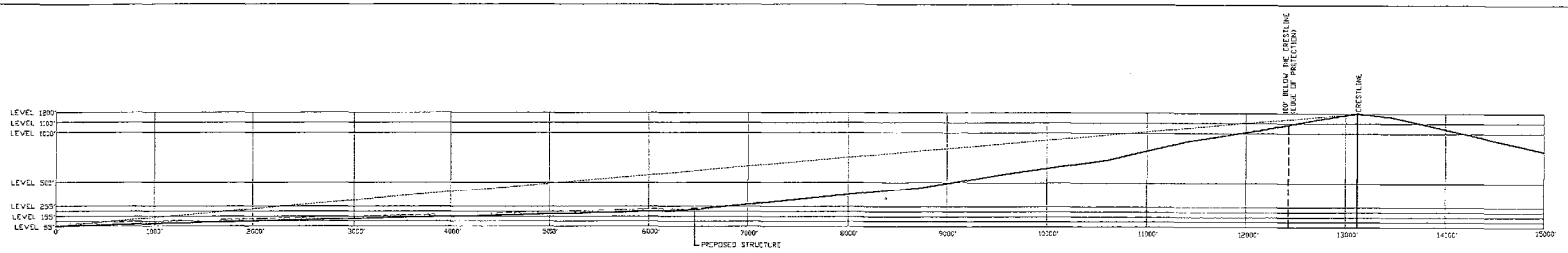
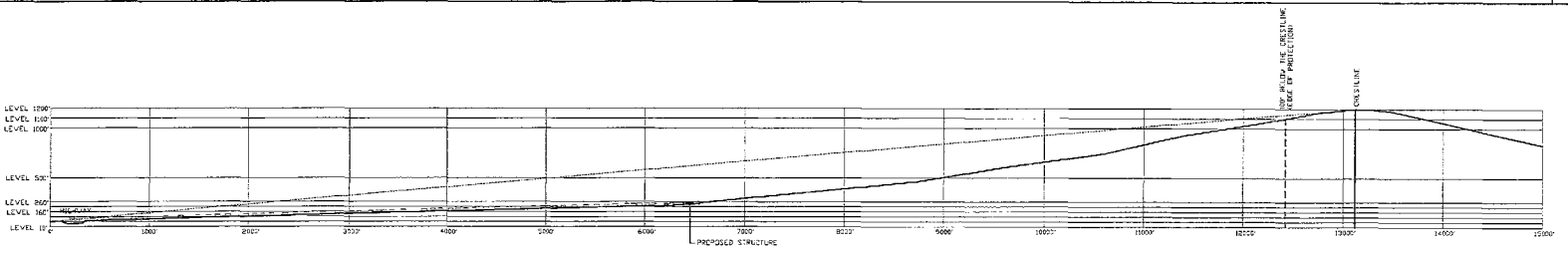
REVISIONS:
1 PLANNING REVISION 11-03-05
2 PLANNING REVISION 02-03-06

SHEET TITLE:
ELEVATIONS & SECTION

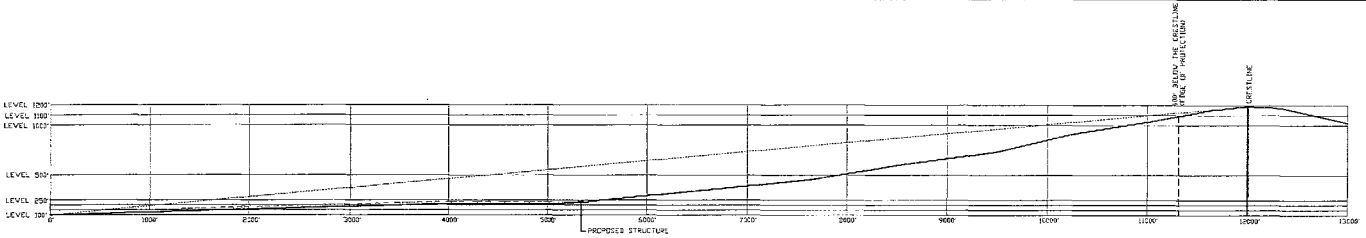
DATE: SEPT. 13, 2005
PROJECT NO. 05-813
SCALE: -
DRAWN: JH/JD
SHEET
A-3.2
OF SHEETS



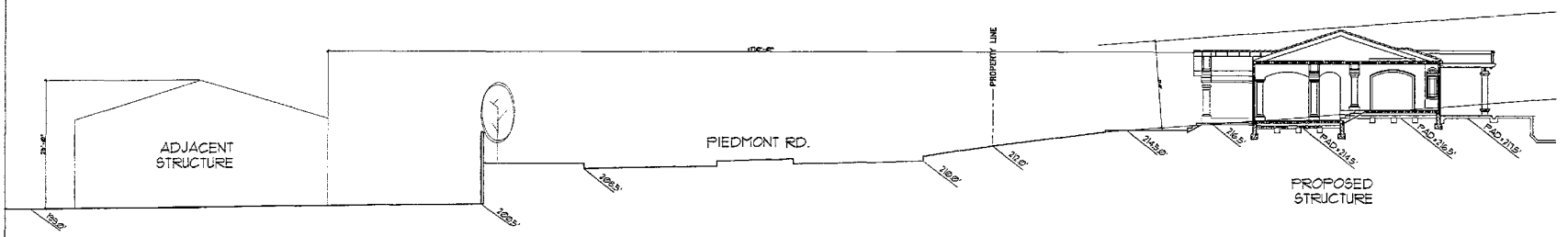
VIEW POINT 7 SECTION | 300' | 1



VIEW POINT 8 SECTION | 300' | 2



VIEW POINT 9 SECTION | 300' | 3



LINE OF SIGHT a-a' | 10' | 4

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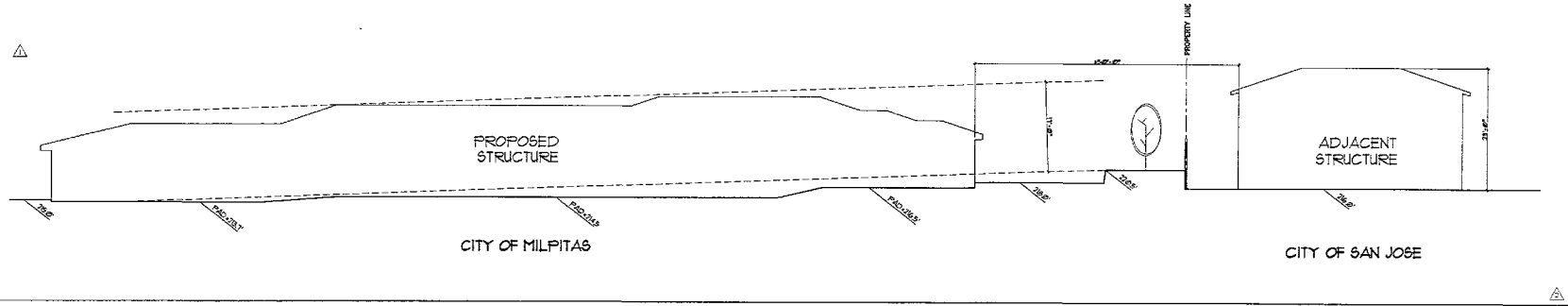
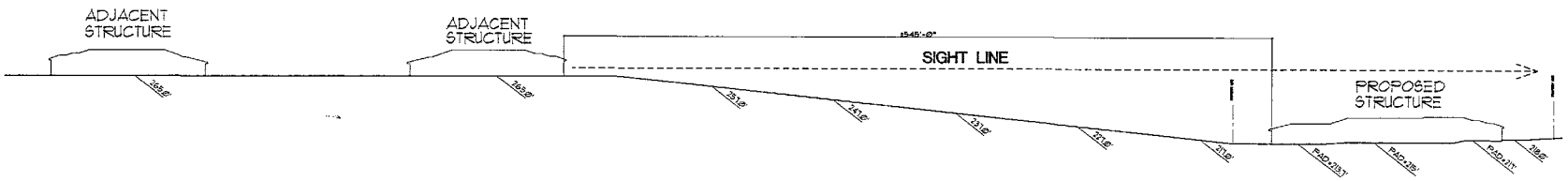
REVISIONS:
1 PLANNING REVISION 11-03-05
2 PLANNING REVISION 07-03-06

SHEET TITLE:
VIEW POINT SECTIONS

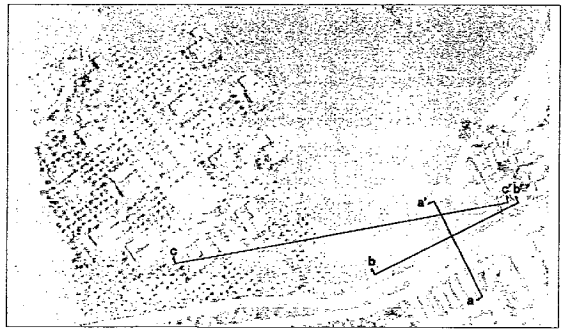
DATE: SEPT. 19, 2005
PROJECT NO.: 05-813
SCALE: -
DRAWN: JHOU
SHEET:
A-3.3
OF SHEETS



LINE OF SIGHT b-b' 10' 1



LINE OF SIGHT c-c' 40' 2



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REVISIONS:
PLANNING REVISION 11-28-05
PLANNING REVISION 01-03-06

SHEET TITLE:
VIEW POINT SECTIONS

DATE: SEPT. 13, 2005
PROJECT NO. 05-873
SCALE: -
DRAWN: JH/JU
SHEET
A-3.4
OF SHEETS

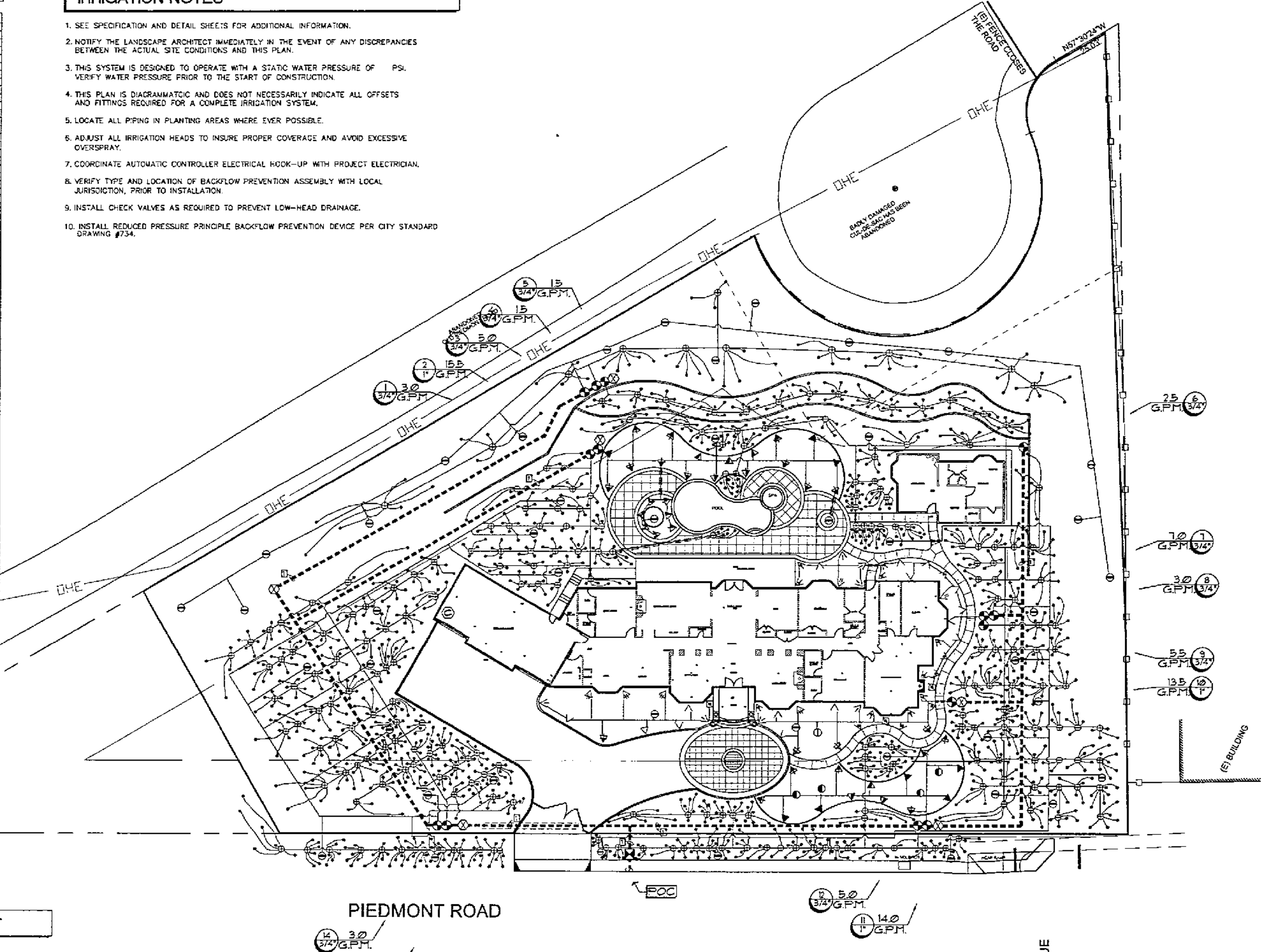
IRRIGATION LEGEND

KEY	DESCRIPTION
P.O.C.	POINT OF CONNECTION (TEE-OFF IRRIGATION WATER SERVICE LINE, VERIFY LOCATION IN FIELD)
	SCHEDULE 40 PVC PRESSURE MAINLINE (SIZE AS NOTED)
	SCHEDULE 40 PVC NON-PRESSURE SLEEVE UNDER PAVEMENT (2X SIZE INSIDE PIPE)
	CLASS 200 PVC NON-PRESSURE LATERAL LINE (SIZE AS NOTED)
	INDICATES CONTROLLER STATION #
	INDICATES VALVE SIZE
	IRRITROL "MC PLUS SERIES", MC-12-EX-B, (EXTERIOR WALL MOUNT)
	RS500 WIRED RAIN SENSOR
	BUCKNER BLT 3/4" QUICK-COUPLING VALVE W/ LOCKING CAP (PROVIDE 2 KEYS)
	"IRRITROL" 100 SERIES "ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED)
	FEBCO 825Y REDUCED PRESSURE BACKFLOW ASSEMBLY 1" SIZE
	INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE PER CITY STANDARD DRAWING #734.
	AGRIFIM - "Y-FILTER" YSV075, 3/4" FILTER (ON EMITTER LINE VALVE ONLY)

KEY	DESCRIPTION		
	TORO	570Z-4P-PRX-COM-12'-Q-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-12'-H-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-12'-T/TT-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-12'-F-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-8'-Q-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-8'-H-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-8'-T/TT-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-8'-F-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-5'-H-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-5'-H-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-4-EST-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-4-SST-PC	4" LAWN POP-UP
	TORO	570Z-4P-PRX-COM-TVAN-12	4" LAWN POP-UP-ADJ. ARC
	TORO	570Z-6P-PRX-COM-TVAN-12	6" SHRUB POP-UP-ADJ. ARC
	TORO	570Z-6P-PRX-COM-12'-Q-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-12'-H-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-12'-T/TT-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-12'-F-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-8'-Q-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-8'-H-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-8'-T/TT-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-8'-F-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-5'-Q-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-5'-H-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-4-EST-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-4-SST-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-5-SST-PC	6" SHRUB POP-UP
	TORO	570Z-6P-PRX-COM-FB-25-PC	6" POP-UP FLOOD BUBBLER
	AGRIFIM	MULTI-FLO EMITTER- (MPS 10)	6 OUTLET, PRESSURE COMPENSATING EMITTER 1 GPH
		1/4" POLYETHYLENE TUBING (4250)	
		BUG PLUG (BP250)	
		PLASTIC STAKE (56)	
		SEE LANDSCAPE DETAILS	

IRRIGATION NOTES

1. SEE SPECIFICATION AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THIS PLAN.
3. THIS SYSTEM IS DESIGNED TO OPERATE WITH A STATIC WATER PRESSURE OF PSI. VERIFY WATER PRESSURE PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN IS DIAGRAMMATCIC AND DOES NOT NECESSARILY INDICATE ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM.
5. LOCATE ALL PIPING IN PLANTING AREAS WHERE EVER POSSIBLE.
6. ADJUST ALL IRRIGATION HEADS TO INSURE PROPER COVERAGE AND AVOID EXCESSIVE OVERSPRAY.
7. COORDINATE AUTOMATIC CONTROLLER ELECTRICAL HOOK-UP WITH PROJECT ELECTRICIAN.
8. VERIFY TYPE AND LOCATION OF BACKFLOW PREVENTION ASSEMBLY WITH LOCAL JURISDICTION, PRIOR TO INSTALLATION.
9. INSTALL CHECK VALVES AS REQUIRED TO PREVENT LOW-HEAD DRAINAGE.
10. INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE PER CITY STANDARD DRAWING #734.



LANDESS AVENUE

IRRIGATION PIPE SIZING CHART

CLASS 200

1/2"	==	0-4 GPM
3/4"	==	5-9 GPM
1"	==	10-16 GPM
1-1/4"	==	17-25 GPM
1-1/2"	==	27-35 GPM
2"	==	36-55 GPM

SCHEDULE 40

1/2"	==	0-4 GPM
3/4"	==	5-8 GPM
1"	==	9-16 GPM
1-1/4"	==	16-22 GPM
1-1/2"	==	23-30 GPM
2"	==	31-50 GPM

ANNUAL IRRIGATION REQUIREMENT

28,668 SQUARE FEET TOTAL LANDSCAPE WITH IRRIGATION

49,856 GALLONS PER YEAR FOR ESTABLISHED PLANT MATERIAL

800-227-2600

REED ASSOCIATES
LANDSCAPE ARCHITECTURE

PHUNG NGUYEN RESIDENCE

1671 CANYON VIEW DR.
SAN JOSE, CA 95132

ISSUE	DATE

REGISTERED LANDSCAPE ARCHITECT
EXP. 9/1/05
STATE OF CALIFORNIA

Approved	pjr		
Drawn	DGS	Reviewed	pjr
Project No.	03.xx		
Scale	1"=20'	Issue Date	7/28/05

IRRIGATION PLAN

L1.0

Sheet of

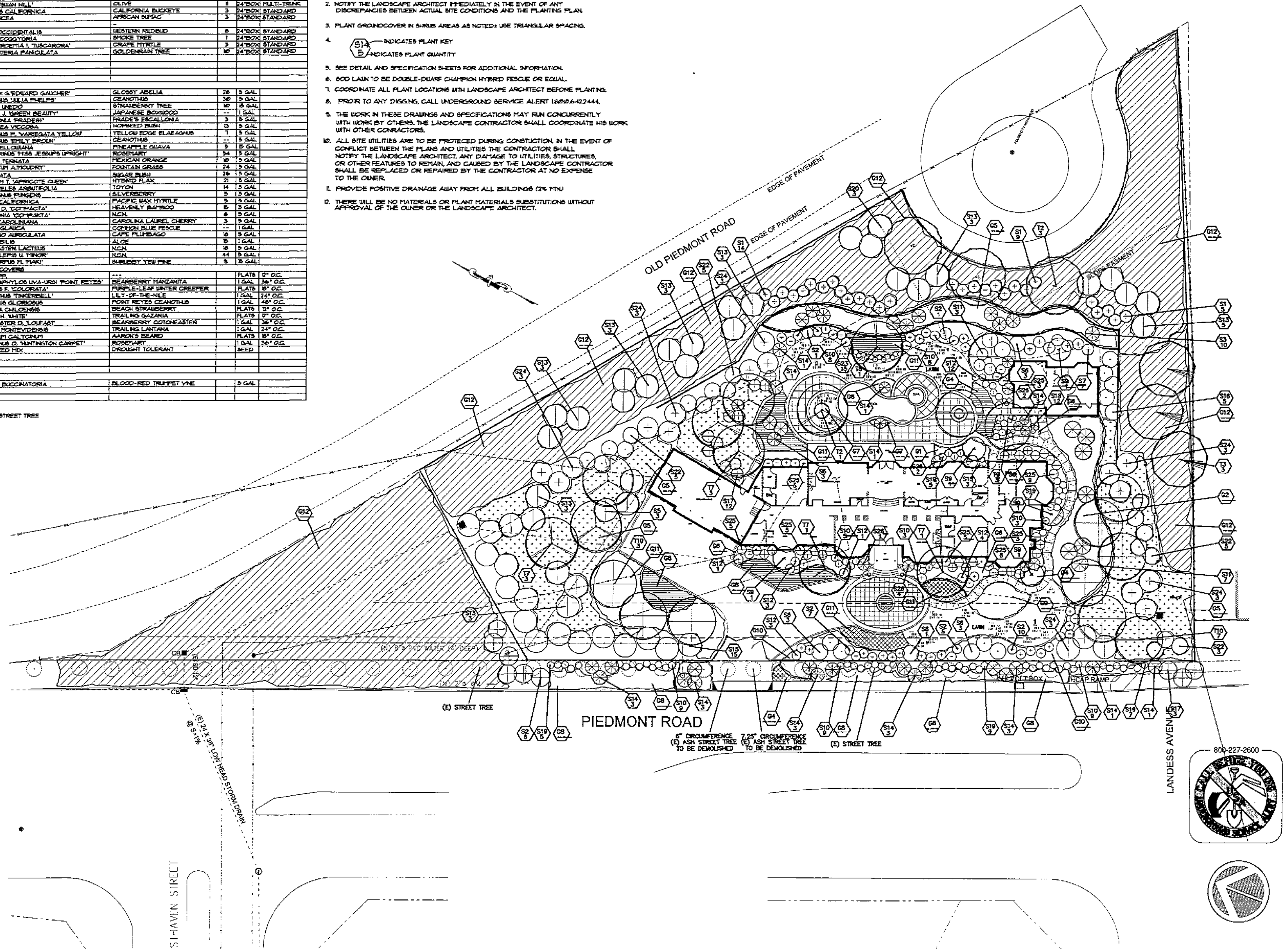
PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
T1	-	-			
T2	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	4	24"BOX	STANDARD
T3	OLEA E. 'SWAN HILL'	OLIVE	11	24"BOX	MULTI-TRUNK
T4	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	3	24"BOX	STANDARD
T5	RHUS LANCEA	AFRICAN SUMAC	3	24"BOX	STANDARD
T6	-	-			
T7	CERCIS OCCIDENTALIS	WESTERN REDBUD	8	24"BOX	STANDARD
T8	COTINUS COGGYGRIA	SMOKE TREE	1	24"BOX	STANDARD
T9	LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	3	24"BOX	STANDARD
T10	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	10	24"BOX	STANDARD
	SHRUBS				
S1	ABELIA X G.'EDWARD GAUCHER'	GLOSSY ABELIA	28	5 GAL	
S2	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	30	5 GAL	
S3	ARBUTUS UNEDO	STRAWBERRY TREE	10	15 GAL	
S4	BUXUS M. J. 'GREEN BEAUTY'	JAPANESE BOXWOOD	--	1 GAL	
S5	ESCALLONIA 'FRADESII'	FRADE'S ESCALLONIA	3	5 GAL	
S6	DODONAEA VISCOSA	HOPSEED BUSH	13	5 GAL	
S7	ELAEAGNUS P. 'VARIEGATA YELLOW'	YELLOW EDGE ELAEAGNUS	7	5 GAL	
S8	CEANOTHUS 'EMILY BROWN'	CEANOTHUS	--	5 GAL	
S9	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5	15 GAL	
S10	ROSEMARINUS 'MISS JESSUPS UPRIGHT'	ROSEMARY	54	5 GAL	
S11	CHOISYA TERNATA	MEXICAN ORANGE	10	5 GAL	
S12	PENNISETUM A.'MOUDRY'	FOUNTAIN GRASS	24	5 GAL	
S13	RHUS OVATA	SUGAR BUSH	26	5 GAL	
S14	PHORMIUM T. 'APRICOTE QUEEN'	HYBRID FLAX	21	5 GAL	
S15	HETEROMELES ARBUTIFOLIA	TOYON	14	5 GAL	
S16	ELEAEAGNUS PUNGENS	SILVERBERRY	5	5 GAL	
S17	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5	5 GAL	
S18	NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	15	5 GAL	
S19	ESCALLONIA 'COMPAKTA'	N.C.N.	6	5 GAL	
S20	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	3	5 GAL	
S21	FESTUCA GLAUCA	COMMON BLUE FESCUE	--	1 GAL	
S22	PLUMBAGO AURICULATA	CAPE PLUMBAGO	18	5 GAL	
S23	ALOE NOBILIS	ALOE	15	1 GAL	
S24	COTONEASTER LACTEUS	N.C.N.	18	5 GAL	
S25	RHAPHIOLEPIS U. 'MINOR'	N.C.N.	44	5 GAL	
S26	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	5	15 GAL	
	GROUND COVERS				
G1	AJUGA SPP.	***		FLATS	12" O.C.
G2	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	BEARBERRY MANZANITA		1 GAL	36" O.C.
G3	EUONYMUS F. 'COLORATA'	PURPLE-LEAF WINTER CREEPER		FLATS	18" O.C.
G4	AGAPANTHUS 'TINKERBELL'	LILY-OF-THE-NILE		1 GAL	24" O.C.
G5	CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS		1 GAL	48" O.C.
G6	FRAGARIA CHILOENSIS	BEACH STRAWBERRY		FLATS	12" O.C.
G7	GAZANIA H. 'WHITE'	TRAILING GAZANIA		FLATS	12" O.C.
G8	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER		1 GAL	36" O.C.
G9	LANTANA MONTEVIDENSIS	TRAILING LANTANA		1 GAL	24" O.C.
G10	HYPERICUM CALYCINUM	AARON'S BEARD		FLATS	18" O.C.
G11	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY		1 GAL	36" O.C.
G12	HYDROSEED MIX	DROUGHT TOLERANT		SEED	
	VINES				
V1	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE		5 GAL	

(·) EXISTING STREET TREE

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED; USE TRIANGULAR SPACING.
4. (S14) — INDICATES PLANT KEY; (5) — INDICATES PLANT QUANTITY
5. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
6. SOD LAWN TO BE DOUBLE-DWARF CHAMPION HYBRID FESCUE OR EQUAL.
7. COORDINATE ALL PLANT LOCATIONS WITH LANDSCAPE ARCHITECT BEFORE PLANTING.
8. PROIR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT 1800.642.2444.
9. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONRACTORS.
10. ALL SITE UTILITIES ARE TO BE PROTECED DURING CONSTUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
12. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.



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PHUNG NGUYEN RESIDENCE

1671 CANYON VIEW DR.
SAN JOSE, CA 95132

ISSUE	DATE

REGISTERED LANDSCAPE ARCHITECT — PAUL JAY REED No. 2002 EXP 9/1/05 — STATE OF CALIFORNIA

Approved	pjr		
Drawn	DGS	Reviewed	pjr
Project No	03.xx		
Scale	1"=20'	Issue Date	7/28/05

PLANTING PLAN

L2.0

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LANDSCAPE SPECIFICATIONS

IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING

1.0 GENERAL

A. THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS.

1. PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES, AND UNDER CONTINUOUS SUPERVISION OF A COMPONENT FOREMAN CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.

B. PRIOR TO CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS. INCLUDING PLAN CHECK REQUIREMENTS.

C. CONSTRUCT IRRIGATION SYSTEM USING MATERIAL AND METHODS CONFORMING TO APPLICABLE PROVISIONS OF UNIFORM PLUMBING CODE, PUBLISHED BY WESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERLY GOVERNING THESE ACTIVITIES AT THE LOCATION OF THE WORK.

1. VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.

D. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF GOVERNING ORDINANCES. WHEN DRAWINGS AND SPECIFICATIONS DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARD, PROVISIONS OF DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE.

E. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.

F. BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND QUANTITIES. IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS, AND ACTUAL CONDITIONS. COMMENCE WORK IN AREAS OF DISCREPANCY ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.

G. DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. PROVIDE OFFSETS, FITTINGS, SLEEVES, ETC., REQUIRED TO COMPLETE THE PROJECT. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OWNER.

1.1 SUBSTITUTIONS

A. FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.

B. FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THESE CONDITIONS.

1. WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.
2. WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE TO OWNER'S BEST INTERESTS IN TERMS OF TIME, COST, OR OTHER CONSIDERATIONS.

C. SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION, INCLUDING PRODUCT IDENTIFICATION, MANUFACTURER'S NAME AND ADDRESS, MANUFACTURER'S LITERATURE, AND SAMPLES AS APPLICABLE.

D. MANUFACTURER'S WARRANTIES WILL NOT RELIEVE SUB-CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. ONLY SUPPLEMENT THE GUARANTEE.

1.2 RECORD DRAWINGS

A. FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION.

1. OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.

B. INDICATE IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN.

1.3 EXTRA MATERIALS

A. FURNISH OWNER WITH 2 EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM:

1. VALVE KEYS.
2. SERVICE WRENCHES.
3. QUICK COUPLER VALVE KEYS.
4. HOSE SWIVELS COMPATIBLE WITH QUICK COUPLER VALVES.
5. KEYS TO OPEN AUTOMATIC CONTROL CABINET.

1

1.4 WARRANTY

A. FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE, OR NEGLECT ACCEPTED.

B. PROVIDE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR WORKMANSHIP, SETTLING OF BACKFILLED TRENCHES, AND TO REPAIR OR REPLACE DAMAGE RESULTING FROM THE REPAIRS OR REPLACEMENTS OF DEFECTS WITHOUT ADDITIONAL COST TO OWNER.

C. MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER, AFTER RECEIPT OF WRITTEN NOTICE.

D. IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN A TEN DAYS AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB-CONTRACTOR.

E. WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.

1.5 LANDSCAPE MAINTENANCE AND GUARANTEE

A. PROVIDE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.

1. WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTIVATING, SPRAYING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEAT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERIOD.
2. IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUND COVERS WITH SIZE AND KIND INDICATED IN DRAWINGS.
3. PRIOR TO END OF MAINTENANCE PERIOD, APPLY FERTILIZED 'D' (15-2-6) AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET UNIFORMLY OVER ALL PLANTING AREAS.
4. UPON COMPLETION OF INITIAL 60 DAY MAINTENANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION.

B. GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIVING CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.

1. FINAL ACCEPTANCE MAY BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT.

2.0 PRODUCTS

2.1 IRRIGATION SPRINKLER MATERIALS

A. PVC PLASTIC PIPE AND FITTINGS

1. MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
   A. MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.
2. LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
   A. LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED. LASCO, SLOANS, OR APPROVED EQUAL.
3. SOLVENT, TYPE APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE 80 PVC THREADED NIPPLES IN RISER ASSEMBLIES.
4. USE ONLY PVC PLASTIC PIPE FREE FROM BLISTERS, INTERNAL STRIATIONS, DENTS, WRINKLES, CRACKS, HOLES, FOREIGN MATERIALS, SMOOTH INTERIOR WALL WITH A GLASS-LIKE APPEARANCE.
   A. CONTINUOUSLY AND PERMANENTLY MARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE, MATERIAL, SIZE SCHEDULE OR TYPE, AND MANUFACTURER'S QUALITY CONTROL IDENTIFICATION.

B. GALVANIZED PIPE AND FITTINGS

1. WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON FITTINGS.
   A. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

2

C. CONTROL WIRE

1. DIRECT BURIAL REMOTE CONTROL WIRES, U.L. APPROVED TYPE U.F. MINIMUM OF 4/64 INCH VINYL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHART FOR REQUIRED WIRE SIZES.
2. COMMON RETURN WIRE = WHITE, PILOT WIRE = RED, ORANGE, OR BLACK.
3. MAKE SPLICES WITH "SCOTCH LOK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVED EQUAL.

D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER

1. TYPE, SIZE, AND LOCATION INDICATED IN DRAWINGS.
2. LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERBOARD.

E. BACKFLOW PREVENTION

1. BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS OR AS APPROVED BY LOCAL GOVERNING BODY.
2. DO NOT LOCATE IN LAWN AREAS.
3. SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE ARCHITECT.
4. AVOID USING PVC PIPING IN BACKFLOW PREVENTER ASSEMBLIES.

F. VALVE BOXES

1. CONTROL VALVE BOXES, AMETEK NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.

2.2 LANDSCAPE PLANTING MATERIALS

A. SOIL

1. EXISTING SURFACE SOIL, UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS.
2. NATIVE SOIL, MATERIAL EXCAVATED FROM PLANTING HOLES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.
3. IMPORTED SOIL, IF REQUIRED, SANDY LOAM TEXTURE.
   A. SUBMIT SOIL SAMPLES AND ANALYSIS OF IMPORTED SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO PROJECT SITE.
   B. SHOULD LANDSCAPE ARCHITECT REJECT ANY PORTION OF DELIVERED SOIL, FOR ANY REASON, SELECT SOIL MATERIAL FROM A DIFFERENT SOURCE AND RESUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL WITHOUT ADDITIONAL COST TO OWNER.

B. FERTILIZERS AND SOIL AMENDMENTS

1. COMMERCIAL GRADE FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING, DELIVERED TO SITE IN ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
2. MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL BE REJECTED.
   A. FERTILIZER 'A': FERTILIZER FOR GENERAL SOIL FERTILITY IMPROVEMENT IN ALL TURF AND PLANTING AREAS SHALL BE PELLETED TYPE HAVING A N6-P20-K20 FORMULA.
   B. FERTILIZER 'B': FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO SEEDING OR SODDING SHALL BE PELLETED TYPE HAVING N6-P2-K0 (WITH 1% IRON).
   C. FERTILIZER 'C': FERTILIZER TO BE INCORPORATED IN EACH PLANT PIT SHALL BE A PLANT TAB WITH FORMULA N20-P10-K5, SUCH AS AGRIFORM.
   D. FERTILIZER 'D': FERTILIZER TO BE APPLIED TO LAWN AREAS AFTER TURF IS ESTABLISHED AND AROUND INSTALLED CONTAINER PLANTS DURING THE MAINTENANCE PERIOD SHALL BE PELLETED TYPE COMBINATION CHEMICAL ORGANIC FORMULA N15-P2-K6.
   E. SOIL AMENDMENT: NITROLIZED REDWOOD SAWDUST WHICH SHALL BE BULK, TREATED WITH A REACTIVE FORM OF NITROGEN (NH3). OR RECYCLED COMPOST MATERIAL W/ SOIL ANALYSIS APPROVED IN ADVANCE.

3

F. IRON SULFATE: STANDARD COMMERCIAL BRAND.

C. WOOD CHIP MULCH

1. ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED , DYED WOOD CHIPS OR FIR CHIPS, MEDIAN GRIND 3/8 TO TO 3/4" DIAMETER. SHREDDED BARK IS UNACCEPTABLE.

D. PLANT MATERIAL

1. CONFORM PLANT MATERIAL, INDICATED IN DRAWINGS BY THE LISTED NAMES, TO "STANDARD PLANT NAMES", SECOND EDITION. EXCEPT FOR NAMES NOT INCLUDED, FOLLOW THE ESTABLISHED CUSTOMS OF THE NURSERY TRADE.
2. ALL PLANTS SHALL BE TRUE TO NAME. TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE, AND COUNTY LAWS, REQUIRING INSPECTION FOR PLANT DISEASES AND INSECT INFESTATIONS.
4. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES, INSECT PESTS, OR OTHER EGGS, WITH HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.
5. USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVARS SPECIFIED AND THAT CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE SALE, TRANSPORTATION, AND INSPECTION OF PLANT MATERIALS.
6. PROVIDE ONLY PLANTS WITH STRAIGHT, SINGLE TRUNKS, UNLESS OTHERWISE INDICATED IN DRAWINGS.
7. THOSE SPECIFIED TO BE MULTI-TRUNK SHALL HAVE AT LEAST THREE MAIN LEADERS FROM THE BASE.
8. PLANTS THAT HAVE ENCIRCLING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED ON A MINIMUM OF 3 SIDES TO STOP ENCIRCLING ROOT GROWTH.
9. THE HEIGHT AND SPREAD OF PLANT MATERIALS SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. MEASURE SIZES OF PLANTS ON THE PLANT LIST.
   A. 5 AND 15 GALLON CAN CONTAINER STOCK SHALL HAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SIX (6) MONTHS, BUT SHALL NOT HAVE BEEN OVERGROWN IN THE CONTAINERS SO AS TO HAVE BECOME ROOT BOUND.
   B. 15 GALLON CAN CONTAINER STOCK SHALL HAVE A PLANTED HEIGHT OF 6 FEET WITH 1 INCH CALIPER TRUNK.

2.3 SOURCE QUALITY CONTROL

A. PERFORM INSPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE WORK:

1. INSPECTION UPON COMPLETION OF PRELIMINARY FINISH GRADING AND IRRIGATION SPRINKLER SYSTEM.
2. INSPECTION OF PLANTS PRIOR TO LAYOUT.
3. LAYOUT INSPECTION OF SPOTTED PLANTS.
4. INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD.
5. FINAL INSPECTION AT CONCLUSION OF ADDITIONAL 60 DAY LANDSCAPE MAINTENANCE PERIOD.

B. LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.

1. REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF TIME INSPECTION IS REQUIRED.

3.0 EXECUTION

3.1 IRRIGATION SPRINKLER SYSTEM

A. PREPARATION

1. COORDINATE INSTALLATION OF SPRINKLER MATERIALS, INCLUDING PIPE, TO ELIMINATE INTERFERENCE WITH, OR DIFFICULTY IN PLANTING SHRUBS, TREES, GROUND COVER, EXISTING OR PROPOSED UTILITIES, AND OTHER CONSTRUCTION. RESTORE TO ORIGINAL CONTOURS AND ESTABLISHED GRADES CHANGED DURING COURSE OF THE WORK.

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B. INSTALLATION

1. PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.
   A. IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER.
2. CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.
   A. MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS.
   B. ASSUME RESPONSIBILITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

C. TRENCHING & BACKFILLING

1. EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.
2. REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.
3. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH.
   A. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.
4. COVERAGES
   A. PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.
   B. PROVIDE MINIMUM COVER OF 15 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DRAWINGS.
   C. PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.
   D. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.
   E. PROVIDE 3 INCH SAND BACKFILL, ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN 50% ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.

D. COMPACTION

1. COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% IN PAVED AREAS.
2. CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
3. PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL.
4. FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.
5. IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.

E. HANDLING OF PIPE

1. INSTALL PVC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE.
   A. ACCOMPLISH EXCESS LENGTH BY "SNAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.
2. HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.
   A. KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES. CLOSE OPENINGS IN PIPING RUNS AT THE END OF WORK EACH DAY TO PREVENT ENTRY OF FOREIGN MATERIALS.
   B. BENDING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.
3. PERFORM JOINTING BY COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED, USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, FITTINGS, OR EQUIPMENT.
   A. TAKE EVERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.
   B. JOINTING PROCEDURES AND METHODS ADOPTED BY CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINTING MATERIAL USED.

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C. CUT PIPE CUT STRAIGHT AND TRUE.
D. AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DIAMETER OF THE PIPE.
E. IN CHANGING PIPE DEPTHS, USE 450 ELBOWS.

F. SPRINKLER HEADS

1. INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURBS, OR MOWING STRIPS, SO POWERED EDGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.
2. LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.

G. CONTROL VALVES

1. INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.
2. SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE. WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.

H. ELECTRICAL WORK

1. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.

I. FIELD QUALITY CONTROL

1. FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.
   A. DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.
2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.
3. INSPECT PIPE FOR LEAKS.
   A. CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.
4. REPEAT TESTS UNTIL SATISFACTORY.
5. TEST SPRINKLER HEADS:
   A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND
   B. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.
6. ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.
   A. SHOULD ANY WORK BE CLOSED OR COVERED UP BEFORE INSPECTION AND TESTS ARE SATISFACTORILY COMPLETED, UNCOVER THE WORK, AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.

3.2 LANDSCAPE PLANTING PROCEDURES

A. CLEARING & GRUBBING

1. PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.
2. ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.
3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.
   A. FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.
4. NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.
5. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.

B. SOIL CONDITIONS

1. CULTIVATE PLANTED AREAS TO A LIGHT AND FRIABLE CONSISTENCY. UNIFORMLY TILL THE

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FOLLOWING MATERIAL, PER 1,000 SQUARE FEET, INTO THE TOP 6 INCHES OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, THEN THOROUGHLY WATER.

6 CU. YDS. - NITROGEN STABILIZED SAWDUST (SOIL AMENDMENT)
25 LBS. - FERTILIZER 'A'
15 LBS. - SOIL SULPHER

2. CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.
3. PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:

1/3 YD. - NITROGEN STABILIZED SAWDUST (SOIL AMENDMENT)
2/3 YD. - NATIVE SOIL
1 LB. - IRON SULPHATE

AND FERTILIZER 'C' AS FOLLOWS

1 GAL: 1-TAB
5 GAL: 2-TABS
15 GAL: 4-TABS
6-8 TABS FOR BOXED MATERIAL

4. CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET.
   A. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.

C. PLANTING TREES, SHRUBS, & VINES

1. DIG PITS FOR PLANTS SQUARE PER DETAIL IN DRAWINGS.
   A. LEVEL SIZE OF PITS SHALL BE 2 TIMES DIAMETER OF ROOT BALL, AND ONE-HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.
   B. SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING TO ENSURE ROOT PENETRATION. AVOID SMOOTH CIRCULAR SIDES.
2. BACKFILL PITS WITH "PREPARED SOIL" TO THE BOTTOM OF THE ROOT BALL. THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.
   A. WHEN THE BACKFILL AROUND THE PLANT IS APPROXIMATELY TWO-THIRDS COMPLETED, THOROUGHLY WATER. BACKFILL COMPLETE TO THE GRADE OF THE SURROUNDING AREA.
   B. THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE.
3. PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURF AREA) TO RETAIN WATER.
   A. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
   B. REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.

D. PLANTING GROUND COVERS

1. PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOIST AND FRIABLE SOIL, NEVER DRY OR WET AND SOGGY.
   A. THE MOIST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION.
2. SPACE GROUND COVER PLANTS AS INDICATED IN DRAWINGS AND IN THE PLANT LIST.
3. PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND SHRUBS AND TREES TO WITHIN ONE FOOT.
4. NO GROUND COVER SHALL BE PLANTED LESS THAN ONE-HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.

E. PLANTING TURF GRASS

1. AFTER ALL SOIL AMENDMENT AND FERTILIZERS HAVE BEEN APPLIED AND CULTIVATED INTO SOIL, FINE GRADE ALL AREAS.
2. REMOVE RIDGES AND DEPRESSIONS. AREAS SHALL BE SMOOTH, CONTINUOUS, FIRM PLANES THAT ENSURE PROPER SURFACE DRAINAGE.
3. REMOVE ROCKS, SOIL LUMPS, AND DELETERIOUS MATERIALS LARGER THAN 1 INCH, RAKE AND COMPACT AREAS WITH A 200 POUND ROLLER.
4. AVOID ADDITIONAL COMPACTION OF THE SOILS AFTER TREATMENT. DO NOT PERMIT VEHICULAR OR EQUIPMENT TRAFFIC OVER AREAS.
   A. IN THE EVENT OF SUCH COMPACTION, CONTRACTOR WILL BE REQUIRED TO RECULTIVATE COMPACTED AREAS.

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5. SODDING: RAKE AREAS TO FINISH GRADE ELEVATION TO 1 INCH LOWER THAN ADJACENT PAVING TO ACCOMMODATE SOD THICKNESS.
   A. SPREAD 20 POUNDS PER 1,000 SQUARE FEET OF FERTILIZER 'B' ON SOIL SURFACES PRIOR TO SODDING. THEN NEATLY INSTALL SOD SLABS.
   B. STAGGER END JOINTS, TIGHTLY JOINTED WITH NO VISIBLE SPACES.
   C. LIGHTLY WATER AND ROLL ENTIRE AREAS. THEN HEAVILY WATER TO ASSURE WATER PENETRATION OF AT LEAST A DEPTH OF 8 INCHES.
6. SEEDING: APPLY FERTILIZER 'B' TO FINISH GRADED SURFACES AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET.
   A. USE ONLY SEED THAT IS WEED FREE, FRESH, RECLEANED, GRADE A, NEW CROP CONSISTING OF THE PERCENTAGE OF MIX AS DESCRIBED IN DRAWINGS.
   B. LABEL SEED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT PRESENTLY IN EFFECT AND SHALL BE DELIVERED TO PROJECT SITE IN BAGS BEARING DEALER'S LABEL AND GUARANTEED ANALYSIS.
   C. SOW SEED IN 2 DIRECTIONS AT A TOTAL COMBINED RATE OF 10 POUNDS PER 1,000 SQUARE FEET.
   D. SOW SEED BY EXPERIENCED PERSONNEL AT A TIME WHEN LITTLE OR NO WIND IS BLOWING.
   E. LIGHTLY RAKE INTO TOP 1/8 INCH OF SOIL.
   F. DO NOT MOW UNTIL TURF IS 2-1/2 INCHES HIGH, AND FOR INITIAL MOWING DO NOT MOW LOWER THAN 1-1/2 INCHES. REMOVE ALL CLIPPINGS.
7. FERTILIZING DURING MAINTENANCE: APPLY FERTILIZER 'D', 30 CALENDAR DAYS AFTER PLANTING, AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET.
   A. REPEAT EVERY 30 DAYS THROUGH MAINTENANCE.

F. WEED CONTROL, PEST CONTROL, & MULCHING

1. WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLUROLIN (TREFLAN) OR DIPHENAMID (DYMID OR ENIDE) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS. DON'T APPLY TO TURF DEVELOPED AREAS.
2. CONSIDER IT PART OF CONTRACTOR'S WORK TO CONTROL ON-SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS.
3. CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO RODENTS, RABBITS, INSECTS, DEER, ETC.
4. REPAIR DAMAGE THAT OCCURS TO THE ORIGINAL CONDITION OF IMPROVEMENTS, INCLUDING REPLACEMENT OF PLANT MATERIAL WHEN REQUIRED, WITHOUT ADDITIONAL COST TO OWNER.
5. SPREAD BARK CHIP MULCH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS, TO A MINIMUM DEPTH OF 2".

G. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE

1. UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.
2. UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS ENTIRE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE GRANTED.
3. IF ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE WORK.
4. STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE.
5. THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL ESTABLISH THE BEGINNING OF PLANT MAINTENANCE PERIOD.

3.3 CLEANING

A. UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, AND SUB-CONTRACTOR'S CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.

B. FINAL INSPECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESENCE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTIFICATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.

REED ASSOCIATES

PHUNG NGUYEN RESIDENCE

1000 PIEDMONT ROAD
MILPITAS, CA 95035

ISSUE	DATE

REGISTERED LANDSCAPE ARCHITECT
EXP. 9/1/05
STATE OF CALIFORNIA

Approved	pjr		
Drawn	DGS	Reviewed	pjr
Project No.	03.xx		
Scale	----	Issue Date	7/28/05

LANDSCAPE SPECIFICATIONS

L3.0

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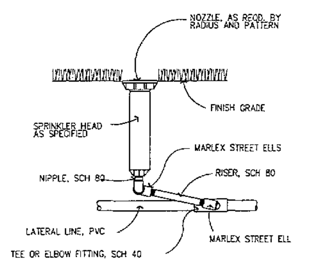
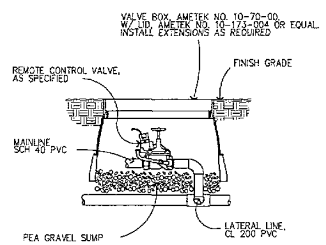
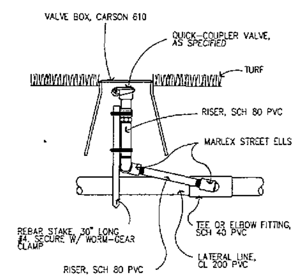


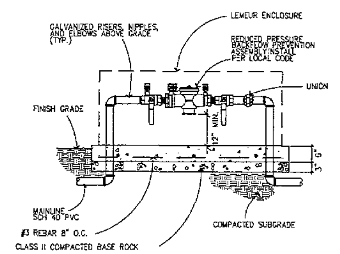
1 IRRIGATION HEAD DETAIL



2 CONTROL VALVE DETAIL



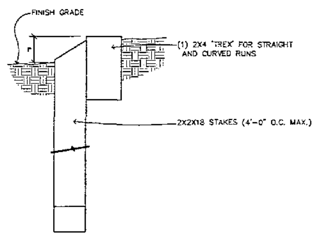
3 QUICK-COUPLER DETAIL



NOTES

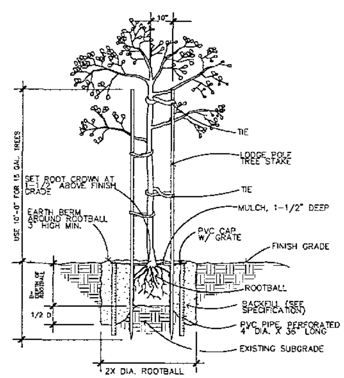
1. CONCEAL ASSEMBLY WITH LANDSCAPE PLANTING (SEE PLANTING PLAN).
2. PLACE ASSEMBLY MINIMUM 3'-0" AWAY FROM ALL PAVED AREAS.
3. SEAL ALL THREADED CONNECTIONS W/ PERMATEX 51-H PIPE JOINT COMPOUND OR EQUAL.
4. USE BACKFLOW PREVENTER ENCLOSURE. LEMEUR MANUFACTURING "ONE PIECE" BACKFLOW PREVENTER ECLOSURE. SIZE ENCLOSURE AS REQUIRED. (909)822-9317 INSTALL PER MANUFACTURES SPECIFICATIONS.

4 BACKFLOW PREVENTER DETAIL



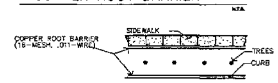
1. WOOD STAKES SHALL BE CONSTRUCTION HEART REDWOOD.
2. USE GALVANIZED SCREWS.
3. USE GALVANIZED SCREWS AT SPLICES.

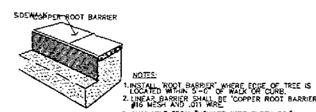
5 'TREX' LAWN HEADER DETAIL



6 TREE PLANTING DETAIL

COPPER ROOT BARRIER

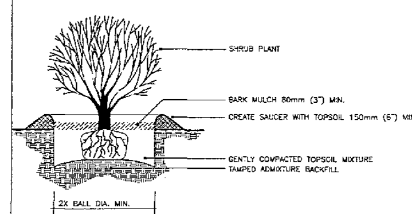




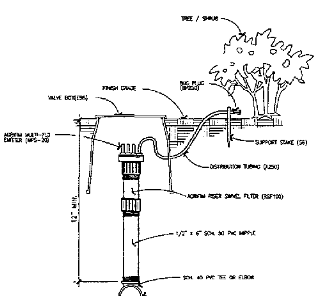
NOTES:

1. INSTALL "ROOT BARRIER" WHERE EDGE OF TREE IS LOCATED WITHIN 5'-0" OF WALK OR CURB.
2. LINEAR BARRIER SHALL BE "COPPER ROOT BARRIER" #16 MESH AND .011 WIRE.
3. AVAILABLE FROM "HOWARD WIRE CLOTH CO." 28976 HOPKINS ST. HAYWARD, CA 94545 (510) 887-8787
4. SEE SEAM DETAIL ABOVE

7 TREE ROOT BARRIER DETAIL



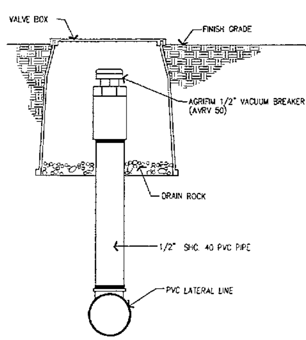
8 SHRUB PLANTING DETAIL



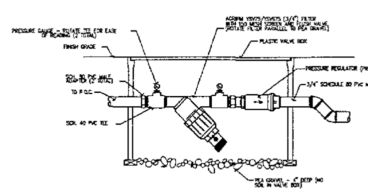
NOTES:

1. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
2. SECURE END OF TUBING WITH AGRIFIM SUPPORT STAKE.
3. INSTALL PVC AGRIFIM RISER SWIVEL FILTER AS SHOWN FOR DIRTY WATER APPLICATIONS.

9 AGRIFIM - EMITTER DETAIL



10 AGRIFIM - VACUUM BREAKER DETAIL



11 FILTER DEAIL

12

REED ASSOCIATES
LANDSCAPE ARCHITECTURE

PHUNG NGUYEN RESIDENCE

1000 PIEDMONT ROAD
MILPITAS, CA 95035

ISSUE	DATE

REGISTERED LANDSCAPE ARCHITECT
EXP. 9/1/05
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Approved	pjr		
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LANDSCAPE CONSTRUCTION DETAIL

L4.0

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		MANHOLE
		CONCRETE MONUMENT IN WELL
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
+ 102.23	+ 102.23	SPOT ELEVATION
		EARTH SWALE, 1% MIN. AROUND HOUSE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE 1% MIN. FROM PROPERTY LINE TO SWALE

ABBREVIATIONS

A.B.	AGGREGATE BASE	G	GRADE
AC	ASPHALT CONCRETE	GB	GRADE BREAK
AD	AREA DRAIN	GFF	FINISH GRADE AT FRONT OF GARAGE
BDW	GRADE AT BOTTOM OF WALL	HP	HIGH POINT
C	CONCRETE	INV	INVERT
CB	CATCH BASIN	(N)	NEW
CL	CHAIN LINK	P	PAVEMENT
CFF	FINISH GRADE AT BACK OF GARAGE	PCC	PORTLAND CEMENT CONCRETE
CMB	CONCRETE MASONRY BLOCK	TC	TOP OF CURB
CPP	CORRUGATED PLASTIC PIPE	TG	TOP OF GRATE
CRB-OP	CURB OPENING	TOS	TOP OF SLOPE
DRW	DRIVEWAY	TOW	TOP OF WALL
(E)	EXISTING	S.C.V.W.D	SANTA CLARA VALLEY WATER DISTRICT
FF	FINISH FLOOR	SSB	SIDE SETBACK
FG	FINISH GRADE	SSCO	SANITARY SEWER CLEAN OUT
FL	FLOW LINE	SUD	SUBDRAIN PIPE
		W.K	WALKWAY

SHEET INDEX:

(N) FENCE NOTE:

UP HILL PROPERTY FENCES NEXT TO THE CUL-DE-SAC AND OLD PIEDMONT ROAD SHOULD NOT BLOCK THE NATURAL WATER FLOW. PROVIDE 6" CLEARANCE FROM ORIGINAL GROUND TO THE BOTTOM OF THE NEW FENCE USE HOT DEEP GALVANIZED CHAIN LINK/ WIRE MESH AT THE BOTTOM OF FENCE TO PREVENT PETS AND SMALL ANIMALS.

NOTES

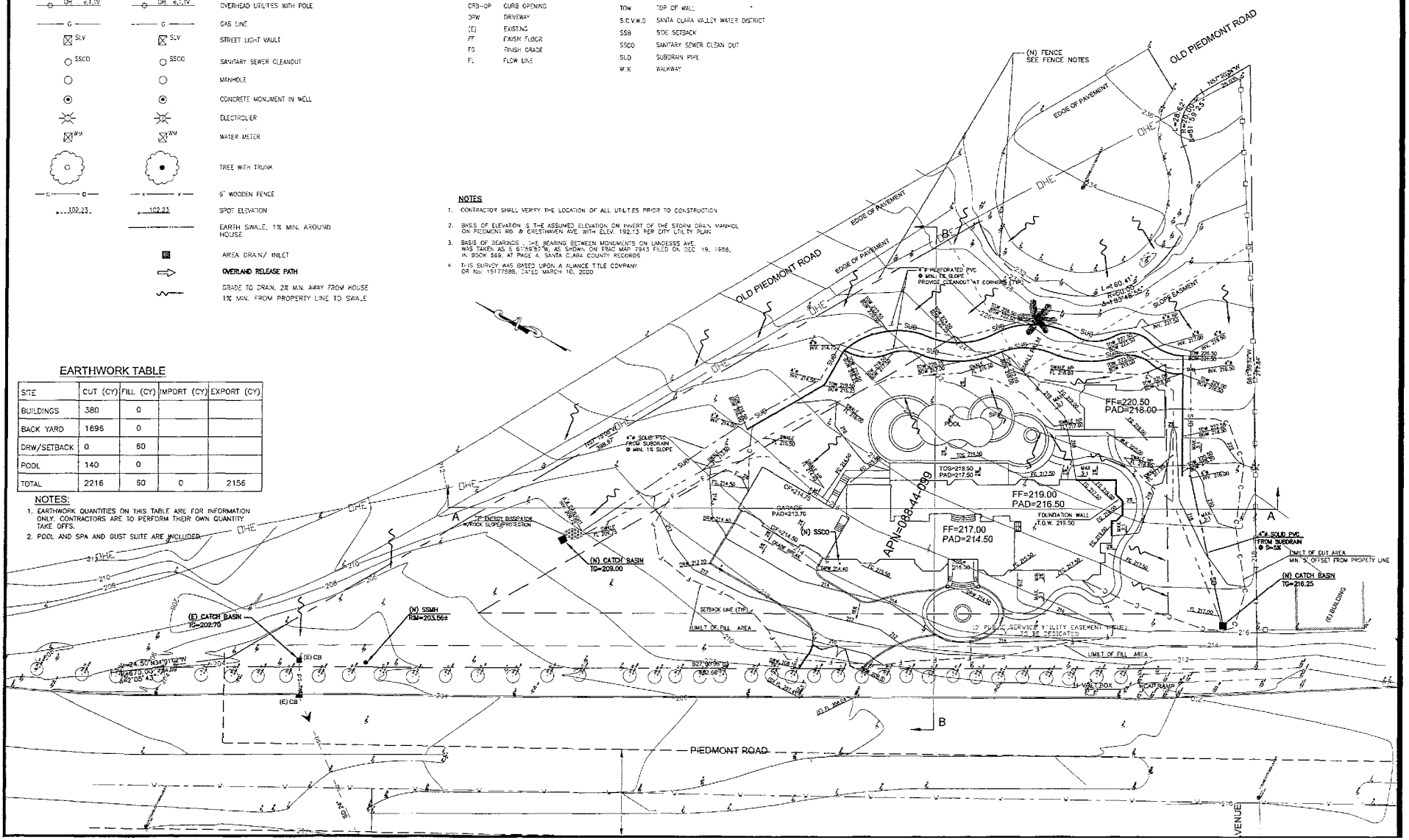
1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. BASIS OF ELEVATION IS THE ASSUMED ELEVATION ON INVERT OF DHE STORM DRAIN MANHOL ON PIEDMONT RD. & CRESTHAVEN AVE. WITH ELEV. 192.13 PER CITY UTILITY PLAN
3. BASIS OF BEARINGS ... THE BEARING BETWEEN MONUMENTS ON LANDESS AVE. WAS TAKEN AS S 61°59'57" W, AS SHOWN ON TRAC MAP 7943 FILED ON DEC 19, 1986, IN BOOK 569, AT PAGE 4, SANTA CLARA COUNTY RECORDS
4. THIS SURVEY WAS BASED UPON A ALLIANCE TITLE COMPANY OR No: 15177588, DATED MARCH 10, 2000

EARTHWORK TABLE

SITE	CUT (CY)	FILL (CY)	IMPORT (CY)	EXPORT (CY)
BUILDINGS	380	0		
BACK YARD	1696	0		
DRW/SETBACK	0	60		
POOL	140	0		
TOTAL	2216	60	0	2156

NOTES:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.
2. POOL AND SPA AND GUST SUITE ARE INCLUDED.



SMP ENGINEERS, LLC. CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:
JACK PECKHAM
6883 CRYSTAL SPRING DR.
SAN JOSE, CA 95120

PHUNG RESIDENCE
1000 PIEDMONT ROAD
MILPITAS, CA 95035

GRADING AND DRAINAGE PLAN

Revisions:

Date: FEBRUARY 20, 2006
Scale: 1" = 20'
Designed by: S.R.
Drawn by: AM
Job #: 25111

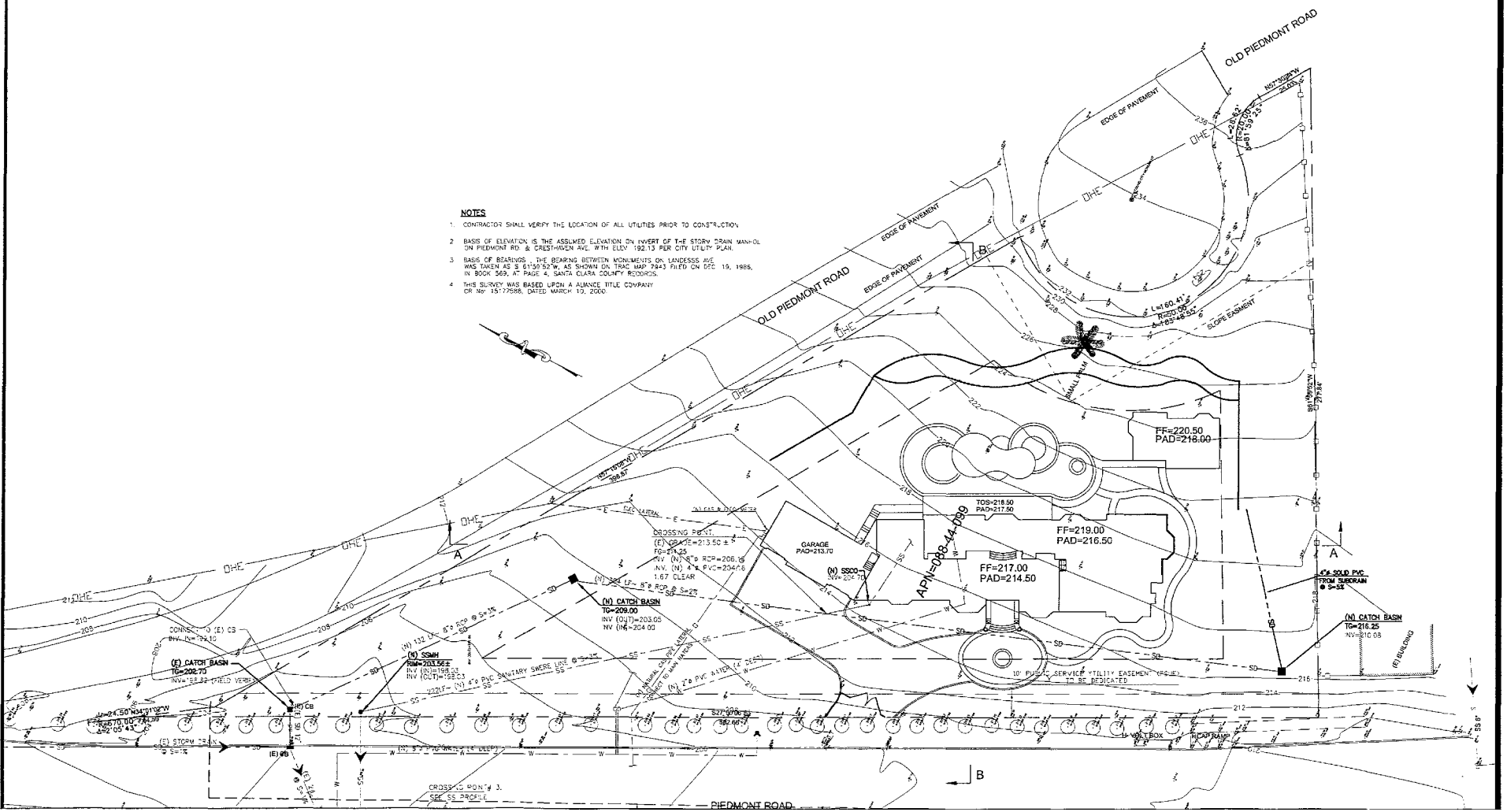
Sheet: C-1

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINES TO EXISTING STREET LATERALS.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING STREET LATERALS, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSING AND INFORM THE OWNER/

NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION IS THE ASSUMED ELEVATION ON INVERT OF THE STORM DRAIN MANHOL ON PIEDMONT RD. & CRESTHAVEN AVE. WITH ELEV. 192.13 PER CITY UTILITY PLAN.
3. BASIS OF BEARINGS : THE BEARING BETWEEN MONUMENTS ON LANDESSS AVE. WAS TAKEN AS S 61°50'52"W, AS SHOWN ON TRAC MAP 7943 FILED ON DEC. 19, 1986, IN BOOK 569, AT PAGE 4, SANTA CLARA COUNTY RECORDS.
4. THIS SURVEY WAS BASED UPON A ALMANCE TITLE COMPANY OR No. 15177568, DATED MARCH 10, 2000



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CIVIL ENGINEERS

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TEL: (650) 941-8055
FAX: (650) 941-8755
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OWNER:
JACK PECKHAM
6883 CRYSTAL SPRING DR.
SAN JOSE, CA 95120

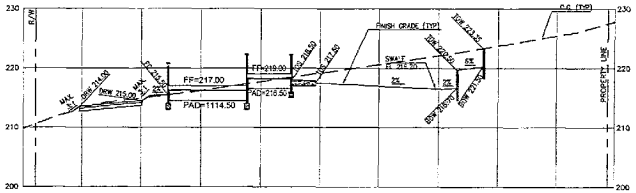
PHUNG RESIDENCE
1000 PIEDMONT ROAD
MILPITAS, CA 95035

ON SITE UTILITY PLAN

Revisions:

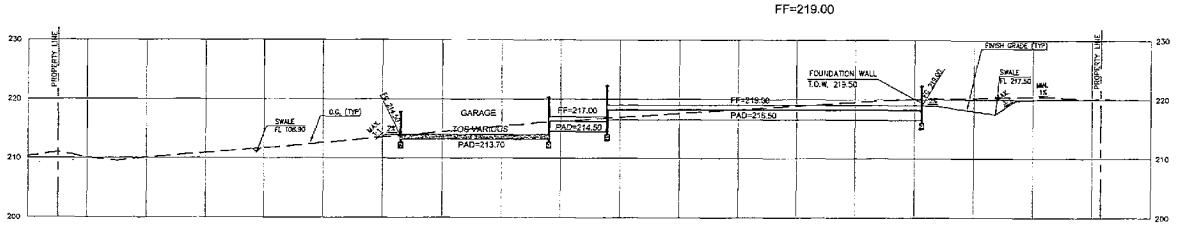
Date: FEBRUARY 20, 2006
Scale: 1" = 20'
Designed by: S.R.
Drawn by: AM
Job #: 25111

Sheet: C-2



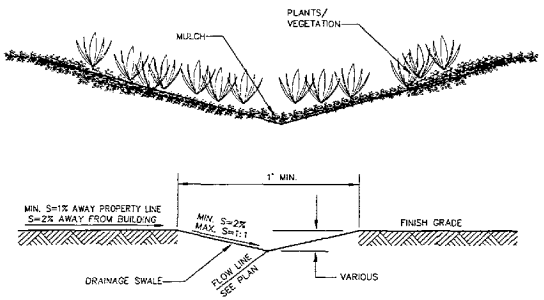
SECTION B-B

SCALE H: 1"=20'
SCALE V: 1"=10'



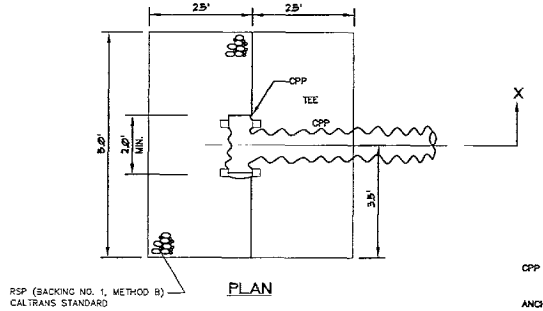
SECTION A-A

SCALE H: 1"=20'
SCALE V: 1"=10'

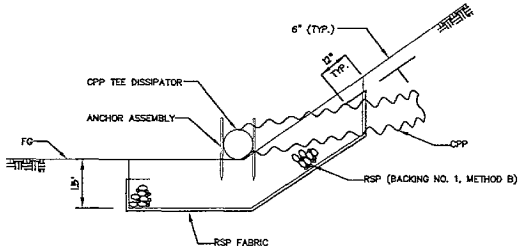


BIOSWALE DETAIL

NTS



PLAN



SECTION X-X

ROCK SLOPE PROTECTION AND TEE ENERGY DISSIPATOR

NTS

SMP
ENGINEERS, LLC.
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
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E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:
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6883 CRYSTAL SPRING DR.
SAN JOSE, CA 95120

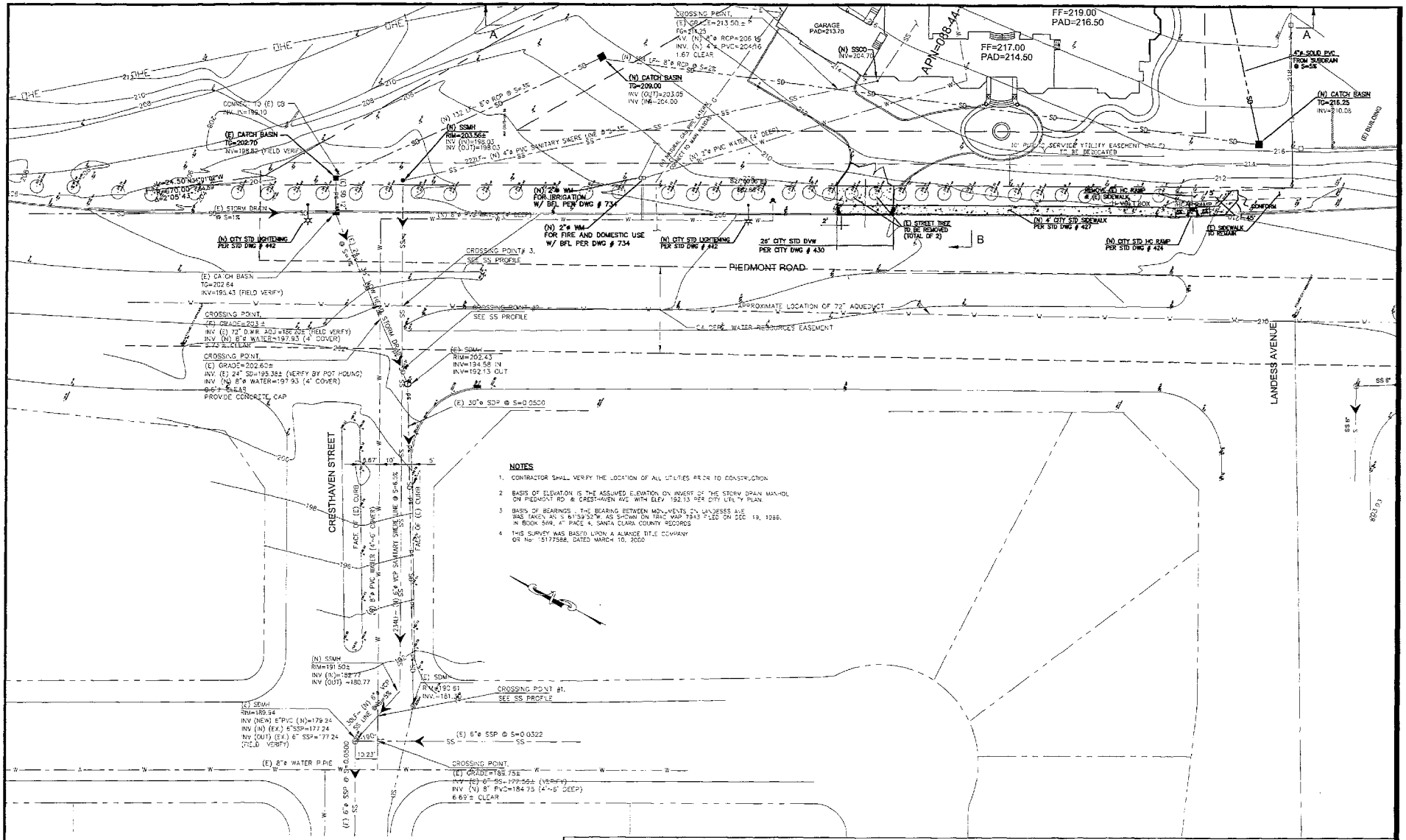
PHUNG RESIDENCE
1000 PIEDMONT ROAD
MILPITAS, CA 95035

CROSS SECTIONS, DETAILS

Revisions:

Date: FEBRUARY 20, 2006
Scale: AS SHOWN
Designed by: S.R.
Drawn by: AM
Job #: 25111

Sheet: C-3



NOTES

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4. THIS SURVEY WAS BASED UPON A ALAMEDE TITLE COMPANY OR No. "5177588, DATED MARCH 10, 2000

Record Drawings
To be completed prior to acceptance of work by the City

Signature and Seal Date
P.E. No. Exp.
Public Works Inspector:
Public Improvements initially Accepted by the City Council on:

Revisions

Num.	Date	By	Description	City Engr. Apv.	Date

CITY OF MILPITAS
ENGINEERING DIVISION

Approved:
City Engineer Date
Any changes to public improvements shall be approved by the City engineer
Recommended for approval:
Fire Dept. Date:
Engineering Date:

Project No.
Drawing No.
E.P. No.
Sheet ____ of ____

SMP
ENGINEERS, LLC.
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
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SAN JOSE, CA 95120

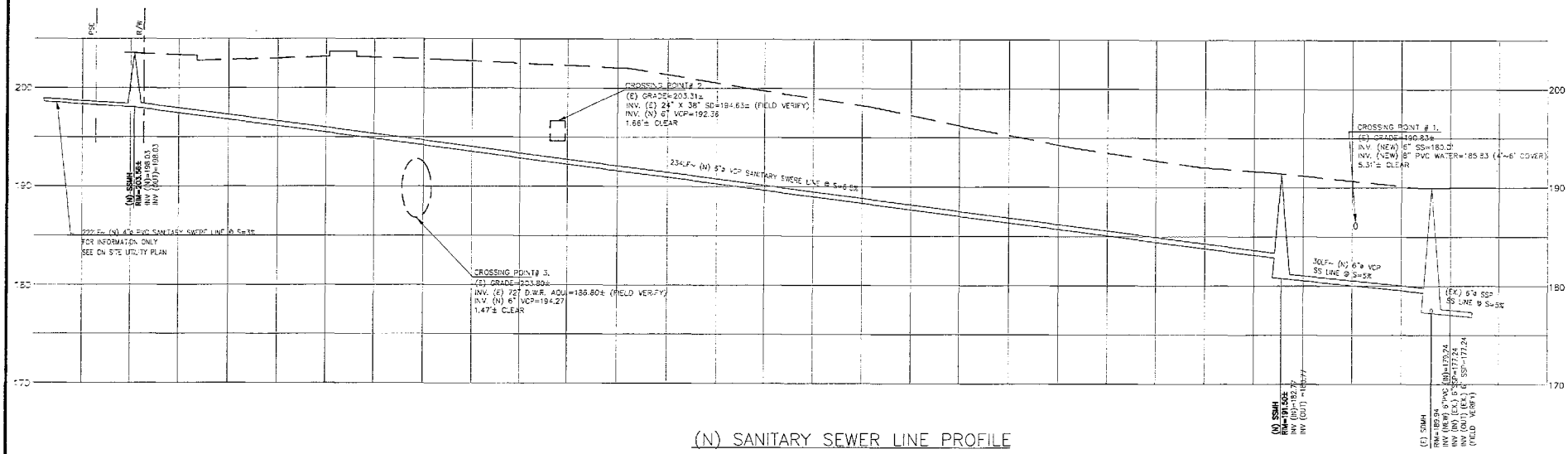
PHUNG RESIDENCE
1000 PIEDMONT ROAD
MILPITAS, CA 95035

PRELIMINARY OFF SITE IMPROVEMENT PLAN

Revisions:

Date: FEBRUARY 20, 2006
Scale: 1" = 20'
Designed by S.R.
Drawn by AM
Job # 25111
Sheet:

C-4



(N) SANITARY SEWER LINE PROFILE

SCALE H: 1"=10'
SCALE V: 1"=5'

Record Drawings
To be completed prior to acceptance of work by the City

Signature and Seal Date
P.E. No. Exp.

Public Works Inspector:
Public Improvements initially Accepted by the City Council on:

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date

CITY OF MILPITAS
ENGINEERING DIVISION

Approved:
City Engineer Date
Any changes to public improvements shall be approved by the City engineer

Recommended for approval:
Fire Dept. Date:
Engineering Date:

Project No.
Drawing No.
E.P. No.
Sheet ____ of ____

SMP ENGINEERS, LLC.
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8705
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:
JACK PECKHAM
6883 CRYSTAL SPRING DR.
SAN JOSE, CA 95120

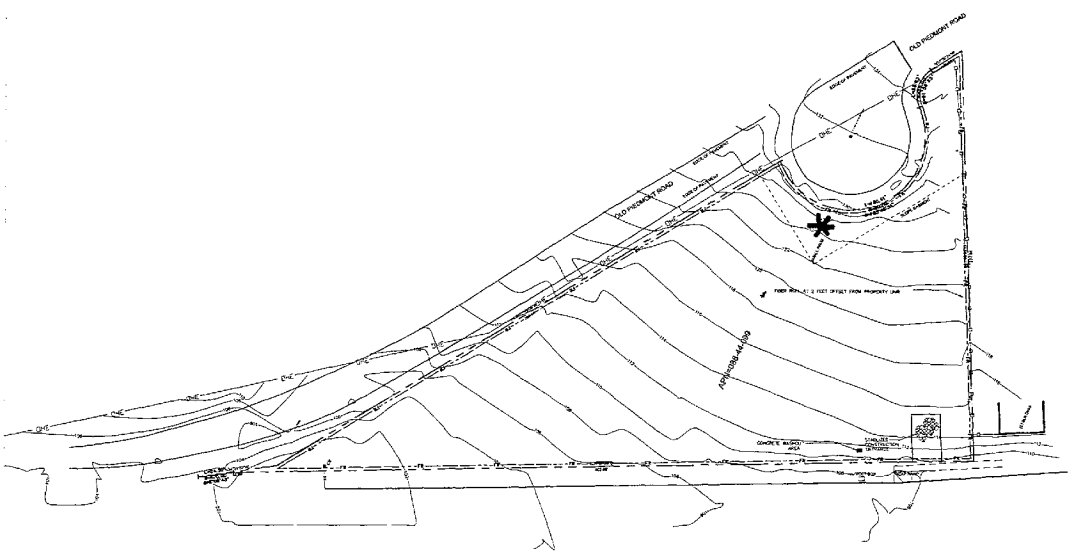
PHUNG RESIDENCE
1000 PIEDMONT ROAD
MILPITAS, CA 95035

OFF SITE SANITARY SEWER PROFILE

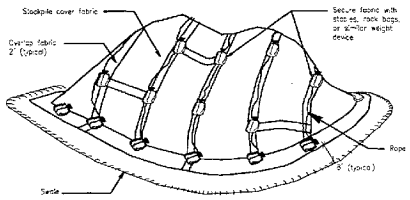
Revisions:

Date: FEBRUARY 20, 2006
Scale: AS NOTED
Designed by: S.R.
Drawn by: AM
Job #: 25111

Sheet: C-5

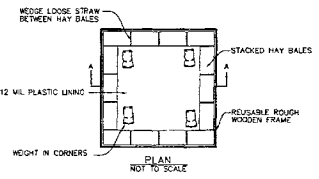


SITE PLAN
SCALE: 1"=40'

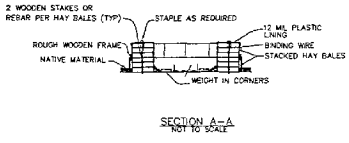


PERSPECTIVE

TEMPORARY COVER ON TOPSOIL STOCKPILE
N.T.S.

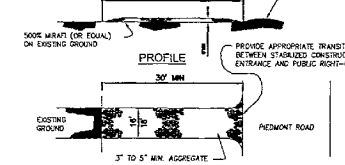


PLAN
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONCRETE WASHOUT AREA
N.T.S.

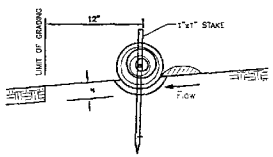


PLAN

Maintenance

- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)



FIBER ROLL (FR)
N.T.S.

FIBER ROLL NOTES

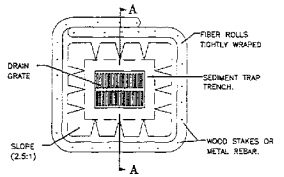
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the rol.
2. On slopes and inhidden, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 8'.
3. Install fiber roll 12" from limit of grading

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

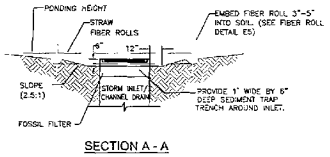
1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
6. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
7. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
8. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
9. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
11. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
12. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.
14. The contractor shall implement year-round Best Management Practices, regarding the discharge of non-storm water runoff into the drainage system.

MAINTENANCE NOTES

1. Maintenance is to be preformed as follows:
   - A. Repair damages caused by soil erosion or construction at the end of each working day.
   - B. Swales shall be inspected periodically and maintained as needed.
   - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   - F. Rills and gullies must be repaired.
2. All existing drainage inlets on Piedmony Road. around the project site shall be protected with sand bags during construction. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.



PLAN VIEW



SECTION A - A

STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.

NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

SMP COMPANY
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (408) 941-8055
TEL: (408) 472-5062
FAX: (650) 941-8735
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

PHUNG RESIDENCE
1000 PIEDMONT ROAD
MILPITAS, CA 95035

EROSION CONTROL PLAN

Revisions:

Revisions:

Date: JANUARY 23, 2006
Scale: AS NOTED
Designed by: S.R.
Drawn by: AM
Job #: 25111

Sheet:

C-6

MILPITAS FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
455 E. Calaveras Blvd., Milpitas, CA 95035 (408) 586-3365, FAX (408) 586-3378

MEMORANDUM

DATE: April 24, 2006

TO: Cindy Hom

CC: Patricia Joki, Albert Zamora, Gerardo Amador, Tom Williams

FROM: Jaime R. Garcia

SUBJECT: **NEW RESIDENCE**
1000 PIEDMONT RD., MILPITAS
PLANNING APPLICATION NO. P-SZ2005-12

WATER SUPPLY FOR FIRE PROTECTION
RESPONSE TO LETTER DATED 4-12-06, COMMENT NO. 6)

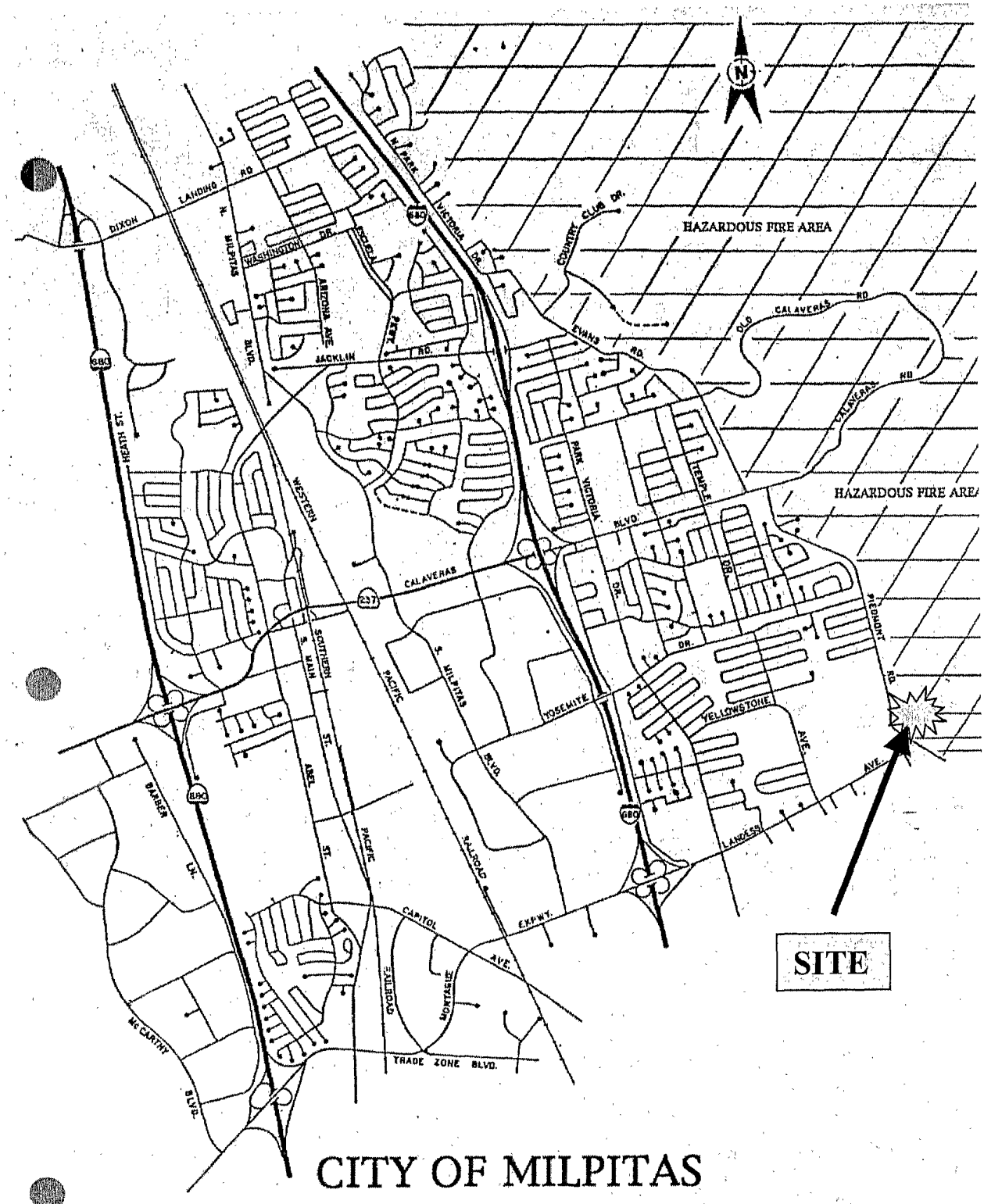
Cindy,
The letter dated 4-12-06 questions the adequacy of fire protection requirements for the proposed home. Please see below for justification of requirements.

- WATER SUPPLY REQUIREMENTS FOR RESIDENCE – MILPITAS MUNICIPAL CODE V-300-2.1.24
  Any dwelling located more than 500 feet from a hydrant is considered to be without adequate piped water supply for fire protection. Under the noted Municipal Code Section, a minimum of 200 gallons per minute for 20 minutes is required.

The requirement to install a public hydrant as part of this application far exceeds the minimum water supply requirements imposed by Municipal Code. A public hydrant provides an estimated 1,500 gallons per minute to as much as 3,000 gallons per minute.

- AUTOMATIC SPRINKLER SYSTEM – MILPITAS MUNICIPAL CODE V-300-2.143
  Milpitas Municipal Code Section V-300-2.143 requires an automatic fire sprinkler system for homes located within the Fire Hazardous Area Map (see attachment for map). The proposed home will need to be provided with an automatic fire sprinkler system.

It's the opinion of the Milpitas Fire Prevention Division that the imposed requirements meet or exceed the minimum fire protection Code requirements for this home. As part of the construction, the residence will need to install an automatic fire sprinkler system and a public hydrant for fire protection.



CITY OF MILPITAS

HAZARDOUS FIRE AREA MAP

Date: April 12, 2006 Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearings Report Prepared by: Cindy Hom

Public Hearing: Yes __X__ No: _____

Notices Mailed On: 3/31/06 Published On: 3/30/06 Posted On: 3/31/06

TITLE:	**"S"ZONE APPROVAL NO. SZ 2005-12**
Proposal:	A request to construct a 5,994 square foot single story residence, detached second family unit, and various landscape amenities including a patio cover, in ground pool, and spa.
Location:	1000 Piedmont Road *(APN 88-44-099)*
RECOMMENDATION:	**Approve with conditions to City Council**
Applicant:	John Ha, 510 Lawrence Expressway, Sunnyvale, CA 94085
Property Owner:	Phung Nguyen and Trang Tran, 1671 Canyon View Dr. San Jose, CA 95132
Previous Action(s):	Tentative Map Approval
Environmental Info:	Categorically Exempt pursuant to section 15303 of the California Environmental Quality Act (Construction or conversion of small structures).
General Plan Designation:	"Hillside – Very Low Density"
Present Zoning:	Single Family Residential-Hillside" ("R1-H")
Existing Land Use:	Vacant
Agenda Sent To:	Applicant/property owner
Attachments:	Plans
PJ #:	3197

BACKGROUND

On December 16, 1986, the City Council approved Tract No. 7943 (Hillcrest Major Subdivision) for the development of 716 residential lots that included a mixture of conventional homes, patio homes, townhomes and a 7 acre public park. The approved tract map included the subject parcel that remained undeveloped.

Site Description

The subject site is a 1.68-acre triangular shaped parcel located on the northeast quadrant of the intersection at Piedmont Road and Landess Avenue. The subject site is situated at the base of the Milpitas foothills and is bounded by the abandoned segment of Old Piedmont Road Cul-de-sac and the undeveloped hillside to the east; a planned unit development consisting of single family hillside homes to the northeast; single family homes to the west and southwest; and the Milpitas/San Jose city boundary and a multifamily dwellings to the south.

Currently, the parcel is undeveloped and is covered over with natural vegetation. A row of city street trees runs along the west property line. The existing topography is relatively flat with slight upslope. Provided below is an aerial photo of the subject site and surrounding uses.

THE APPLICATION / PROJECT DESCRIPTION

Pursuant to Section 45 (Hillside Combining District) and Section 42 (Site and Architectural Review), of the Milpitas Zoning Ordinance, the applicant has submitted an application to construct a new 5,994 square foot single story residence, detached second family unit, and various landscape amenities on a 1.68-acre parcel located at 1000 Piedmont Road.

Site Plan

The proposed residence will be situated on the southern portion of the triangular shaped parcel approximately 6,000 feet away from the perceived Crestline. The proposed residence has a roughly "L" shaped building footprint, with main living space aligned approximately north-south and with the garage aligned northeast-southwest. The 809 square foot detached second family unit, attached patio cover, pool and retaining wall are located in rear half of the lot and within the

parcel's building envelope. The property is accessed from Piedmont Road by a single, "Y" shaped driveway that serves the garage and the main front entryway. A meandering pervious walkway is proposed along the southern perimeter to connect the formal front entry to the rear yard and second family unit.

Building Architecture

The architecture of the house is characterized by a concrete gray-brown slate tile roof with stucco covered walls painted with muted earth tones. Multiple bay windows are proposed on the front, side and rear elevations. Decorative stacked stone is applied to the base of each bay window. All windows are multi-paned and either arched and/or rectangular shaped.

Table: 1 notes the impervious area of the subject proposal:

Table 1

Impervious Surfaces	
Lot Area	**73,181 sq. ft.** *(1.68 acres)*
Main Residence	**5,994 sq. ft**
Total Impervious Surfaces	**7,998sq. ft.**
Building footprint	*5,994 sq. ft.*
Detach second family unit	*809 sq. ft.*
Open patio cover	*470 sq. ft.*
Future swimming pool and spa	*545 sq. ft*
Front entrance	*180 sq. ft.*

The driveway and all walkways shall utilize a pervious concrete material. The proposed material is not identified as an impervious surface. Section 45.17-2 defines impervious surfaces as surfaces that will not allow or greatly reduce the penetration of water into the ground such as concrete, asphalt, bricks, swimming pools, "turf stones", plastic sheeting to name a few. The Stormwater C3 Guidebook that was adopted by the Planning Commission includes pervious concrete as a permeable pavement. ***Staff recommends*** a condition of approval, that requires the applicant to clarify the on the building permit plans that pervious concrete not perforated pavers is to be used for the driveway and walkways.

Landscaping is proposed along the west, south and east elevations and consist of forty-three (43) 24-inch box trees and other various shrubs and ground cover to be planted throughout the site. The proposed landscaping is consistent with City Council Resolution 6066 (Hillside Landscaping Water Conservation and Fire Hazard Mitigation Measures) and utilizes plants from the suggested plant list.

ISSUES

Conformance with the General Plan

The proposed project does not conflict with the General Plan and is consistent with Guiding Principle 2.a-G-3, which encourages a variety of housing types and densities that met the needs of individuals and families. Furthermore, the proposed project is also consistent with following Implementing policies:

- *2.a-l-10* – fosters community pride through beautification of existing and future development.
- *2.a-l-16* – preserves the natural hillside by limiting new development in the hillside area to only very low-density residential zone.
- *2.a-l-18* – retains the natural character of the hillside by utilizing designs, colors, and materials that blends with the environment and terrain.

Major Visual Gateway and Scenic Corridor

According to the General Plan, the project site is a major visual gateway located with the City's scenic corridor, as shown on the Scenic Resources and Routes General Plan Map (Figure 4-6). Properties within the scenic corridor are subject to specific design requirements and height restrictions that include but not limited to the following:

- Limit to uses permitted or conditionally permitted in the R-1 Single Family residential and Parks and Open Space Zoning Districts.
- Clustering of structures to preserve open space.
- 17' maximum height limit.
- Disallow obstruction of scenic features such as ridgelines, stands of trees, historic or scenic structures or destruction of any distinctive physical characteristics of significant scenic value.
- Avoid architectural features like unusually long blank walls, unbroken roof lines and/or steep roof pitches that detract from the scenic characteristics of the site.
- Utilize an appropriate scale that is consistent with the scale of the existing development in the immediate vicinity and within the Scenic Corridor.
- Ensure bulk of building(s) will not dominate views of the corridor.
- Use building colors and materials that are harmonious and complement the rural "natural" hillside setting.
- Limit driveway access off scenic corridors.

Implementing Policy 4.g-l-5 states that new development within the Scenic Corridor will be subject to site and architectural review by the Planning Commission for the following:

- Architectural design of the development
- Use of materials that help blend the building into the surrounding
- Screening of parking, storage and other such areas by using trees and shrubs.

As proposed, the project complies with the General Plan requirements for new development within the Scenic Corridor. Single-family dwellings are a permitted use in the R1-H zone. The main dwelling and accessory structures and buildings are consolidated to the southern portion of the parcel, leaving the north end as landscaped open space. The proposed home will not exceed the 17' maximum height limit and will not dominate views of the scenic corridor or obstruct views of the hillside because it located at the base of the foothill and the proposed landscape will help frame as well as enhance views. In addition, the dwelling and accessory

structures and buildings will be constructed with quality materials such as a concrete slate tile roof, stucco, and stacked stone and will also utilize earth tone colors that help blend the building with the natural surroundings. The project also proposes a single driveway access off of Piedmont Road. An alternative access is not possible because of the dilapidated condition of the abandon road and cul-de-sac. As mentioned, landscaping will help frame and/or enhance views but also serves as screening for the garage and driveway areas. ***Staff recommends*** a condition of approval that shall require all landscaping to be installed prior to occupancy to ensure the development is orderly and maintains the aesthetics of the scenic corridor.

Geological Concerns

According the Seismic and Geotechnical General Plan Map (Figure 5-2), the project site is located within the Alquist-Priolo Special Study Zone. As a result, a geological and geotechnical study is required to identify any significant seismic fault and/or slope instability hazards on the site that would threaten the proposed residence and to provide mitigation measures. Based on information contained in the geological and geotechnical report dated September 11, 2005 by Billy Lin and Associates (BLA), the report indicates the project site is located within proximity to the Crosley and Berryessa Faults. The Crosley Fault is located close to and along the northeastern property boundary of the project site and the Berryessa Fault is located approximately 900' northeast of the site. The site was investigated to determine the possible presence of the Crosley Fault, possible fault orientations, and the potential for surface rupture. A 140-linal-feet exploratory trench was taken at the northern portion of the proposed main building footprint. The exploratory trench log exposed continuous layers of alluvial deposits and did not show evidence of fault displacements such as offsets, shear planes, abrupt changes in color, texture or moisture.

The project site is also located next to the Berryessa Creek Landslide Complex. Both earlier and current investigations indicate the presence of a landslide on the east side of the project site. Data obtained for this study indicated that the slopes adjacent to the east side of the project are generally stable except for the localized Northern Young Landslide. The Geological and Geotechnical report by BLA noted, "...this young landslide moves towards the northwest away from the northern end of the project site and does not appear to adversely impact the structure integrity of the proposed structures."

The California Division of Mines and Geology Seismic Hazard Zone Map for the Calaveras Reservoir Quadrangle (October 2001) indicates two-thirds of the project site is in a potential area for earthquake-induced landslides. There is a potential for strong to very strong seismic shaking which can be a hazard for natural and artificial slopes. Although it is probable that the project site will experience at least one strong ground shaking during the lifetime of the residential development, the anticipated risk would be low and confined to the upper surface silty clays that mantle the project. These potential hazards can be minimized provided the design recommendations and construction considerations are incorporated in the project. Therefore, ***staff recommends*** a condition approval that shall require the applicant to incorporate the geotechnical recommendations presented in the report dated September 11, 2005 and the addendum prepared by GEI dated February 13, 2006. Furthermore, the City's building permit process requires a site-specific soils report and compliance with seismic safety construction standards as part of the city's building permit review and construction inspection process,

therefore the impacts anticipated regarding seismic ground shaking, expansive soils, or liquefaction are less than significant.

The report also further indicates a low probability of seismic-induced differential settlement, liquefaction, lateral spreading and lurch cracking because the dense nature of the subsurface soils, absences of an appreciable water table, and because it is uncommon for lateral spreading and lurching to occur in this area.

Conformance with the Zoning Ordinance

The project was reviewed for compliance with the Zoning Ordinance development standards and requirements for the R1-H (Single Family-Hillside) and are described in Table 2 below:

TABLE 2

HILLSIDE ZONING STANDARDS & REQUIREMENTS			
	REQUIRED	**PROPOSED**	**COMPLIES**
BUILDING HEIGHT 17 WEST OF CRESTLINE 27' EAST OF CRESTLINE	 17' n/a	 17" n/a	✓
SETBACKS FRONT SIDE REAR	25' If avg. slopes is < 16%; otherwise 40' is required 40' 40'	 25 40' 40'	✓
SIZE OF MAIN RESIDENCE	6,000 sq. ft. maximum	5,994 sq. ft.	✓
IMPERVIOUS SURFACES	10% of total lot area or 8,000 SQ. FT.	7, 998 sq. ft.	✓
CRESTLINE ZONE OF PROTECTION (CZP)	No structure shall visually intrude into the CZP. Land within the CZP shall remain in a natural condition and structures, grading and non-native plant material are prohibited.	No structure in the CZP. Located approximately 6,000 away from the CZP.	✓
LOT AREA	None specified. The avg. land area/dwelling is based on the Slope Density Equation. The General Plan requires a density of 1 unit/10gross acres. However, lots that were created prior to the effective date the Hillside Ordinance was codified are exempt.	Not applicable. Lot is exempted per Section 45.03-7	✓

Site & Architectural Guidelines

Section 45.09-7 sets forth guidelines for the Commission and Council to consider in their review of Hillside homes. These guidelines are summarized below along with comments regarding the proposed plan's conformance with them.

Site & Architectural Guidelines	Comments Regarding Subject Proposal
(a) Avoid Unreasonable Interference with Views and Privacy	❑ Complies with the 17' maximum height limit. ❑ Would not unreasonably interfere with views from surrounding properties or views of the hillside based on the view obstruction and restriction analysis provided with the plans submitted by the applicant. ❑ As proposed, the residence is located approximately 545' from the next hillside home, approximately 170' from single-family tract homes on the west, and approximately 50' from a two story multifamily dwelling unit that is outside of the Milpitas city boundary. Based on the location and distance from adjacent properties, the project will not interfere with privacy.
(b) Preserve Natural Landscape	❑ As proposed, the home is situated on a relatively flat to gentle sloped parcel and is designed to blend with the natural contours. ❑ Only two street trees that are less than 10" in diameter are proposed to be removed and replaced onsite with 43 other trees that will enhance and frame views of the home and hillside setting appropriately.
(c) Minimize Perception of Excessive Bulk	❑ As proposed, the dwelling and accessory structures will be single story while the other adjacent homes are two stories and therefore will not give the appearance of excessive bulk. ❑ The main dwelling and accessory structures are consolidated to the southern portion of the parcel, leaving the northern portion as open space for landscaping.
(d) Impairment of Light & Air	❑ The proposed single story residence will not impair light and air on adjacent existing residential structures because they are located a at least 50' away and are at least two stories in height.
(e) Minimize Grading	❑ As proposed, the main dwelling shall be located where the parcel is relatively flat so that grading can be minimized. Only 380 cubic yards will be exported for the main dwelling. However, the applicant will need to grade approximately 1836 cubic yards for the back yard and pool where the parcel experiences a slight upslope. The impact will be minimal since the new contours will be designed to blend with the natural contours as demonstrated on the civil drawings.

Second Family Unit

Per Section 54.22, any application for a second family unit that meets the required development standards and setbacks shall be approved ministerially without discretionary review or public hearing. As proposed the second unit complies with the following standards:

- Lot is residentially zoned that contains (1) legal single-family dwelling and (1) second family unit.
- As demonstrated on plans dated February 23, 2006, the proposed second family unit does not exceed 17' in height or exceeds 1,200 sq. ft. in size, is located on the rear half of the lot and is no closer than 6' from the main dwelling and no farther than 100' from the main dwelling, and does not cover more than 30% of the total required rear yard.
- Driveway accommodates (1) additional parking space.
- Constructed with a permanent foundation.
- Designed to match and complement the main dwelling.

California Environmental Quality Act
The project is exempt from further environmental review pursuant to Class 3, Section 15303 ("New Construction of limited new facilities), (a) of the California Environmental Quality Act (CEQA) guidelines.

RECOMMENDATION

Recommend approval to the City Council based on the findings and subject to the conditions listed below.

FINDINGS

1. The project complies with the relevant sections of the City's General Plan and Zoning Ordinance.
2. The proposed residence is of an attractive design using appropriate colors and materials that complement the surrounding neighborhood and Hillside area.
3. The project is Categorically Exempt from the requirements of the California Environmental Quality Act *(CEQA)* inasmuch as it meets the definition of Class 3 Exemption *(i.e. new construction of small structures—specifically, construction of up to three single-family residences in urbanized areas).*

SPECIAL CONDITIONS

1. This approval is for the development of a 5,994 square foot single-family residence, detached second family unit, and various landscape amenities as shown on approved plans dated April 12, 2006 and as modified by these conditions of approval. Any modification shall be submitted pursuant to Section 42 for Planning Commission review and approval. (P)

2. Prior to any tree removal, the applicant shall obtain a tree removal permit from the City Parks and Facilities Department. (P) (PW)
3. Prior to any demolition or grading permit issuance, the applicant shall submit to the Planning Division a tree protection plan prepared by an arborist, addressing protective measures for the existing trees to be retained on the developed site. (P) (PW)
4. Prior to any demolition or grading permit issuance, the applicant shall obtain tree removal permits as required. (P) (PW)
5. Applicant shall screen all ground utilities (backflow preventers) and necessary fire equipment (as per Fire Department Standards). (P)
6. The building height shall not exceed 17 feet for the residence and any accessory structures and buildings as measured from the lowest finished grade to the highest ridgeline of the building, per the City of Milpitas Hillside Ordinance. (P)
7. Impervious surface area shall not exceed 10% of the lot area or a maximum of 8,000 square feet, per the City of Milpitas Hillside Ordinance. (P)
8. No structures of human occupancy should be constructed within 50 feet of the Crosley Fault and within 75 feet of the Landslide Toe. Construction drawings shall clearly show the Crosley Fault setback and the Landslide setback. (P)
9. The applicant shall comply with the findings and recommendations prepared by Billy Lin and Associates, contained in the geotechnical reports, dated September 11, 2005 and the addendum prepared by GEI dated February 13, 2006 to ensure compliance with this mitigation. The applicant shall also submit a letter from a licensed geotechnical engineer at Billy Lin and Associates certifying that all of their recommendations have been incorporated into the submitted building or grading plans prior to issuance of any grading or building permit. Additionally, prior to obtaining a final, a certificate of occupancy, or any occupancy for the building, the applicant shall submit a letter from a licensed geotechnical engineer at Billy Lin and Associates certifying that all of their recommendations have been satisfied. (P) (E) (B)
10. The applicant shall submit a grading plan to the Planning staff showing that the overall height, grade, cut and fill slopes are developed in conformance with the recommendations from the Geological and Geotechnical Report dated September 11, 2005 and the addendum dated February 13, 2003. (P)
11. The applicant shall record with the Santa Clara County Recorders office a hold harmless agreement with the deed for the property disclosing that the site is located within an ancient landslide area, which may have higher than normal potential landslides. This agreement would hold harmless the City from future landslides resulting from development of a site within an ancient landslide area. The City Attorney shall draft said agreement. (P)
12. The applicant shall submit an erosion control plan to the approval of the Planning Division. Erosion control measures shall be in place prior to the start of any work and maintained until the completion of construction. (P)
13. During all construction activities on-site, the project applicant/developer shall adhere to the following Best Management Practices as suggested by BAAQMD:

a. Watering all active construction areas twice daily and mover often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

b. Cover all trucks hauling soil, sand, and other loose material or require all truck to maintain at least 2 feet freeboard level within their truck beds.

c. Pave, apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site. (P)

14. Prior to certificate of occupancy all landscaping shall be installed. (P)

15. The applicant shall clarify on the building permit plans that pervious concrete is to be used for the construction of the driveway and walkways. (P)

16. If at the time of application for permit there is a project job account past due balance to the City for recovery of review fees, review of permit will not be initiated until the balance is paid in full. (P)

17. Public easement should be clearly marked. There should be no private plantings or irrigation around public tree plantings. (PW)

18. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)

19. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)

20. At the time of building permit plan check submittal the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall include offsite tributary drainage areas currently draining to this site via existing cul-de-sac and analyze the existing and ultimate conditions and facilities. The subject study shall recommend adequate drainage facilities to properly accept and convey drainage flows. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to building permit issuance. (E)

21. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along Piedmont Road including but not limited to new curb and gutter, pavement, street lights, fire hydrants, water and sewer main line extension to serve the development, storm drain, sewer and water services. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a

digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. (E)

22. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, water, sewer, and storm drain connection fees, plan check and inspection deposit. These fees are collected as part of the secured public improvement agreement. (E)

23. Prior to any building permit issuance developer shall dedicate necessary public service utility easements, as shown on the Engineering Services "S" dated 3/9/2006. (E)

24. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)

25. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

26. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)

27. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:

    A) Storm water connection fee of **$3594**, water connection fee of **$1910**, sewer connection fee of **$1908** and wastewater treatment plant fee of **$880**.

    B) Water Service Agreement(s) for water meter(s) and detector check(s).

    C) Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

    Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)

28. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)

29. It is the responsibility of the developer to obtain any necessary encroachment permits or approvals from affected agencies and private parties, including but limited to the State of California Department of Water Resources (DWR). Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
30. Apply applicable Guidelines for New Developments and Hillside Landscaping Water Conservation Policy (Resolution # 6066). (E)
31. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
32. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
33. At the time of building plan check submittal, the developer shall incorporate the changes shown on Engineering Services Exhibit "S"(dated 3/9/2006) in the design plans and submit three sets of civil engineering drawings showing all proposed utilities and public improvements to the Land Development Engineer for plan check. (E)

(P) = Planning Division; (E) = Engineering Division